

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE · KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 5-D-13-UR **Related File Number:**
Application Filed: 3/25/2013 **Date of Revision:**
Applicant: VALLEY VIEW BAPTIST CHURCH

PROPERTY INFORMATION

General Location: South side of Old Valley View Dr., North side of Valley View Dr.
Other Parcel Info.:
Tax ID Number: 70 B A 019 **Jurisdiction:** City
Size of Tract: 12500 sq. ft.
Accessibility: Access is via Old Valley View Dr., a local street with a pavement width of 17' to 19' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Church parking expansion **Density:**
Sector Plan: East City **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site was included in a large general rezoning to RP-1 (Planned residential) that was done in the 1970's. Since that time numerous apartments and other types of attached and detached housing has been built in the area.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 3532 Old Valley View Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The site was RP-1 (Planned Residential) in the early 1970's

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a parking lot to serve the church as requested subject to 2 conditions

Staff Recomm. (Full):
1. Revising the parking lot site plan to meet the City of Knoxville requirements for design and access
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the RP-1 zoning district and the general requirements for approval of a use on review.

Comments: The church has acquired this property and demolished an apartment building in order to prepare the site for the proposed parking lot. The use of this site for a parking lot will have no negative impact on the remaining surrounding apartment buildings. The proposed site plan will need to be refined in order to meet the City's standards for a parking lot.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

- 1. The proposed parking lot will have minimal impact on local services since no utilities are required.
- 2. The use will not generate any additional traffic.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. With the recommended conditions, the proposed parking lot meets the standards for development as required by the RP-1 zoning district and all other requirements of the Zoning Ordinance.
- 2. The proposed parking lot is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The East City Sector Plan and One Year Plan identifies this property for medium density residential use which is consistent with the proposed use.
- 2. The site is within the City of Knoxville on the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 5/9/2013

Details of Action:

Summary of Action: APPROVE the request for a parking lot to serve the church as requested subject to 2 conditions

Date of Approval: 5/9/2013

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: