CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



FAX•215•2068

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File Number:5-F-02-URApplication Filed:4/8/2002Applicant:DAVID BRADFORDOwner:

PROPERTY INFORMATION

General Location:	South side of Kingston Pike, west side of Golf Club Ln.		
Other Parcel Info.:			
Tax ID Number:	120 E A 11	Jurisdiction:	City
Size of Tract:	0.9 acre		
Accessibility:	Access is via Golf Club Rd., a local street with 50' of right of way and 20' of pavement width.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land with driveway to Golf Club Rd.			
Surrounding Land Use:				
Proposed Use:	Church / parking		Density:	
Sector Plan:	West City	Sector Plan Designation:	Commercial	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)			
Neighborhood Context:	This area has been developed with commercial and office uses as well as a church and a library along Kingston Pike, with residential uses to the south of the subject property.			

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

6900 Kingston Pike

Location:

Street:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

 Current Zoning:
 R-1 (Single Family Residential)

 Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION				
Planner In Charge:	Michael Brusseau			
Staff Recomm. (Abbr.):	APPROVE the church parking area in the R-1 zoning district, subject to 4 conditions:			
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knoxville Zoning Ordinance. Meeting all applicable requirements of the Knoxville Department of Engineering, including leaving the existing floodway undisturbed. Meeting all applicable requirements of the Knox County Health Department. Installing all landscaping, as shown on the development plan, within six months of the completion of the parking lot construction. 			
	With the conditions noted, this request meets all requirements for approval in the R-1 zone, as well as other criteria for approval of a use on review.			
Comments:	The Messiah Lutheran Church is proposing to expand its current facilities, creating the need for more parking. The church building is located on the same lot as the proposed parking, but in the C-4 zone, where it is a permitted use. The lot extends to the east side of the floodway, and the zoning is R-1, where the additional parking is proposed. The church proposes to construct a parking lot with 35 spaces in this area, which requires use on review approval for a church accessory use in the R-1 zone. The curbcut to Golf Club Road already exists and will not be altered. The proposed parking area meets all requirements of the Knoxville Zoning Ordinance. The plans show landscaping surrounding the paved area, screening it from the street right of way and from the residential uses to the south, and adding aesthetic appeal to the site.			
MPC Action:	Approved MPC Meeting Date: 5/9/2002			
Details of MPC action:	 Meeting all applicable requirements of the Knoxville Zoning Ordinance. Meeting all applicable requirements of the Knoxville Department of Engineering, including leaving the existing floodway undisturbed. Meeting all applicable requirements of the Knox County Health Department. Installing all landscaping, as shown on the development plan, within six months of the completion of the parking lot construction. 			
Summary of MPC action:	APPROVE the church parking area in the R-1 zoning district, subject to 4 conditions:			
Date of MPC Approval:	5/9/2002 Date of Denial: Postponements:			
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			

LEGISLATIVE ACTION AND DISPOSITION

C	
Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

Legislative Body: