CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



FAX•215•2068

www•knoxmpc•org

File Number:6-E-01-URApplication Filed:5/11/2001Applicant:DESIGN INNOVATIONSOwner:Comparison

PROPERTY INFORMATION

General Location:	Northwest side of Douglas Ave., northeast of Dora St.			
Other Parcel Info.:				
Tax ID Number:	94 F N 10, 11, 12 & 13	Jurisdiction: City		
Size of Tract:	0.54 acre			
Accessibility:	Access is via Douglas Ave., a local street with 40' of right of way and 26' of pavement width.			

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Church and parking		
Surrounding Land Use:			
Proposed Use:	Expansion of existing	church	Density:
Sector Plan:	Central City	Sector Plan Designation:	Low Density Residential
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This area has been developed with a mix of residential uses, churches and some office uses.		

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

309 Douglas Ave

Street: Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

 Current Zoning:
 R-1A (Low Density 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:

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:	МАВ	
Staff Recomm. (Abbr.):	DENY the development plan for an expansion of the existing church on this site.	
Staff Recomm. (Full):	The denial is recommended because seven variances are required in order to meet the requirements of the zoning ordinance. Whether the variances are approved or not, it is staff's opinion that the proposed expansion is excessive for this relatively small site, and it is not compatible with the scale and intensity of surrounding development.	
Comments:	The Central City Sector Plan proposes low density residential uses for this property.	
	The proposal is to add a 2,435 sq. ft. sanctuary with a seating capacity of 219 to an existing 2,709 sq. ft. church building, almost doubling the total floor area and greatly increasing parking requirements. Vehicular access is proposed via two curbcuts, each serving a separate parking area. Access is also proposed to an 9' wide public alley in the rear of the property.	
	 The variances requested include the following (6-B-01-VA, to be heard by City BZA on 6/21/01): 1) Reduce front yard building setback from 35' to 20' 2) Reduce west side yard building setback from 35' to 16' 3) Reduce rear yard setback from 25' to zero 4) Reduce required parking from 73 spaces to 35 5) Reduce front yard parking setback from 25' to 5' 6) Reduce rear yard parking setback from 5' to zero 7) Reduce minimum church lot size for a church in R-1A district from 30,000 sq.ft. to 23,500 sq.ft. 	
	All of these variances are required because the site is too small in area to accommodate the intensity of development proposed. Therefore, staff concludes that the proposal is inappropriate within this zoning district and on this site.	
	Some new evergreen shrubs and oak trees are shown around the north, east and west perimeters of the site, which should lessen the visual impact of the parking lot to surrounding residential properties. Another church and parking lot are located to the rear of the property across the alley, so no buffer is necessary there.	
MPC Action:	Approved MPC Meeting Date: 6/14/2001	
Details of MPC action:	MPC approved with the following conditions read into the record by staff:	
	APPROVE the development plan, subject to 6 conditions:	
	 Meeting all applicable requirements of the City of Knoxville Zoning Ordinance. Meeting all requirements of the City of Knoxville Department of Engineering. Meeting all requirements of the City of Knoxville Arborist. Meeting all requirements of the Knox County Health Department. Obtaining approval of all seven requested City BZA variances (6-B-01-VA). Installing all landscaping as shown on the development plan within six months of issuance of occupancy permits for the project. Obtaining plat approval combining parcels 10-13 into one lot of record. 	
	With the conditions noted above, this plan meets all requirements for approval in the R-1A district, and the other criteria for approval of a use on review.	
Summary of MPC action:	APPROVE the development plan for an expansion of the existing church on this site.	

Date of MPC Approval:

6/14/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:
Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	
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: