

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

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File Number: 6-F-11-UR **Related File Number:**
Application Filed: 4/25/2011 **Date of Revision:**
Applicant: CHRISTIAN ACADEMY OF KNOXVILLE

PROPERTY INFORMATION

General Location: South side of Dutchtown Rd., west of Christian Academy Blvd.
Other Parcel Info.:
Tax ID Number: 119 012 **Jurisdiction:** City
Size of Tract: 76.15 acres
Accessibility: Access to the proposed cafeteria would be from within the CAK campus, via Academy Way, a private street with 26' of pavement width that connects to Dutchtown Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Christian Academy Campus
Surrounding Land Use:
Proposed Use: Cafeteria building for the Christian Academy Campus **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** PI, (OS, MDR - One Year Plan)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within the campus of the Christian Academy of Knoxville, which is zoned RP-1 and A-1, and is located in a section of Dutchtown Rd. that is primarily residential development.

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

Street: 507 Academy Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) & A-1 (General Agricultural)
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:

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for a cafeteria building in the RP-1 portion of the Christian Academy of Knoxville Campus, subject to 3 conditions:

Staff Recomm. (Full):

1. Meeting all requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

With the above conditions, this request meets all requirements for approval of a use on review in the RP-1 zoning district.

Comments:

The applicant is proposing a new cafeteria building of approximately 6750 square feet to be located in an open area between the existing elementary and middle schools of the Christian Academy of Knoxville. The proposed building is located in the portion of the campus site that is zoned RP-1 (Planned Residential). There is sufficient parking available to serve the development.

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

1. The proposed cafeteria will have minimal impact on local services since all utilities are in place to serve this site.
2. The site will be accessed from Academy Way, which is a private street within the campus of the Christian Academy of Knoxville.
3. The proposed cafeteria is surrounded by the Christian Academy of Knoxville campus and will not impact any adjoining property.

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

1. The proposed cafeteria meets the standards for development within the RP-1 (Planned Residential) zoning district, as well as all other requirements of the Zoning Ordinance.
2. The proposed development 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 neighborhood 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 PLANS

1. The Northwest County Sector Plan proposes public institutional uses for the site, consistent with the use. The Knoxville One Year Plan designates this property medium density residential and open space uses, consistent with the zoning.
2. The site is located Urban Growth Area (within the City Limits of Knoxville) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 6/9/2011

Details of Action:

Summary of Action:

APPROVE the development plan for a cafeteria building in the RP-1 portion of the Christian Academy of Knoxville Campus, subject to 3 conditions:

Date of Approval:

6/9/2011

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:

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: