CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



Owner:

PROPERTY INFORMATION

General Location:	East side of Kingston Park Dr., south of Kingston Pk.		
Other Parcel Info.:			
Tax ID Number:	107 L F 011 & 011.01	Jurisdiction: City	
Size of Tract:	0.35 acre		
Accessibility:	Access is via Kingston Park Dr. a local street with a pavement width of ?? Within a 40' right-of way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Single family dwelling		
Surrounding Land Use:			
Proposed Use:	Church parking & play	ground	Density:
Sector Plan:	West City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	The site is located on the east side of Kingston Park Dr., across from St. George Greek Orthodox Church. Single family dwellings are located on three sides of the proposed parking area. Kingston Pk. Is approximately 300' north of the site.		

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

Street:

Location:

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:



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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:	Dan Kelly				
Staff Recomm. (Abbr.):	APPROVE the request for a grass covered parking facility and playground at this location as shown on the development plan subject to 7 conditions				
Staff Recomm. (Full):	 Meeting all appli Meeting all appli Supplement the approval of this required Paving of this patholic combining parce A revised site platholic combined 	uest along the northern and eas arking facility will require approva els 011 and 011.01 into one par	ville City Engineer. ville City Arborist. Class B" landscape screen within six months of the stern boundary of the site. al of another use on review. cel via the subdivision process. oproval must be submitted to MPC staff prior to		
Comments:	St. George Greek Orthodox Church is proposing to use some of the adjoining property that is already owned by the church for parking. The parking lot will be located on the east side of Kingston Park Dr. across the street from the church. The church has a seating capacity of 220 in its main worship area. They currently provide 110 paved parking spaces on their site. Parking for a church is based on the number of seats that are provided in the main worship area. This Church currently meets the required parking standards contained in the Knoxville Zoning Ordinance. Since they meet the parking the lot will not have to be constructed to the same standards as required parking spaces. The church is proposing to maintain the area in grass with curb stops defining the parking spaces. The church representative has told staff that they anticipate this parking area will be used sparingly. It expected to be most heavily used around religious holidays and during Greek-Fest. In order to buffer this parking lot from the adjoining single family dwellings, the church proposes to maintain as much of the existing vegetation along the boundaries as possible. Staff will require the existing landscaping be supplemented to create a buffer equal to a "Class B" landscape screen along the northern and eastern boundaries of the site. Additionally, the development plan identifies a number of mature trees that will remain. The proposed parking lot encompasses two parcels. To meet the required setbacks for a parking lot in a residential zone, the parcels will need to combined through the subdivision process. This will eliminate the need for a required side yard setback along the existing common boundary. The parking lot as designed meets the required setbacks and design standards as required in the Knoxville Zoning Ordinance.				
MPC Action:	Approved		MPC Meeting Date: 7/11/2002		
Details of MPC action:	 Meeting all applicable requirements of the Knoxville Zoning Ordinance. Meeting all applicable requirements of the Knoxville City Engineer. Meeting all applicable requirements of the Knoxville City Arborist. Supplement the existing vegetation to create a "Class B" landscape screen within six months of the approval of this request along the northern and eastern boundary of the site. Paving of this parking facility will require approval of another use on review. Combining parcels 011 and 011.01 into one parcel via the subdivision process. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any permits for the construction of this parking facility. 				
Summary of MPC action:	APPROVE the request for a grass covered parking facility and playground at this location as shown on the development plan subject to 7 conditions				
Date of MPC Approval:	7/11/2002	Date of Denial:	Postponements:		

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: