

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: 7-C-13-UR

Related File Number:

Application Filed: 5/28/2013

Date of Revision:

Applicant: KNOX HERITAGE, INC.

PROPERTY INFORMATION

General Location: Northwest side of Kingston Pike, northeast of Cherokee Blvd.

Other Parcel Info.:

Tax ID Number: 108 H B 025, 026 & 027

Jurisdiction: City

Size of Tract: 4.54 acres

Accessibility: Access is via Kingston Pike, a major arterial street with a four lane / 40' pavement section within a required 88' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences

Surrounding Land Use:

Proposed Use: Museum and non-profit preservation organization office.

Density:

Sector Plan: Central City Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The proposed use is located in an area along Kingston Pike that includes a mix of residential and institutional uses developed under R-1 and RP-1 zoning.

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

Street: 3425 Kingston Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (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:

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 museum and non-profit preservation organization office, subject to 4 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Obtaining approval from the Knoxville Board of Zoning Appeals for the parking variance.
3. Recording the access and parking agreement between the Laurel Church of Christ and Knox Heritage which will include the changes outlined in the attached letter from the Laurel Church of Christ dated July 30, 2013.
4. If the access and parking agreement between the Laurel Church of Christ and Knox Heritage is modified or revoked, Knox Heritage shall submit alternative plans for access and parking to the Planning Commission for review and approval. Until such time as the alternative plans are approved and implemented, use of the museum and offices may be restricted.

With the conditions noted above, this request meets all requirements for approval in the R-1 zoning district, as well as other criteria for approval of a use on review.

Comments:

The applicant is requesting a use on review approval to utilize the historic Westwood residence as a museum and offices for Knox Heritage which is a non-profit preservation organization. Knox Heritage is acquiring this historic property from the Aslan Foundation through a "Conditional Gift of Real Estate Agreement". This agreement includes conditions that limit the use of the site and any alterations to the site between the main house and Kingston Pike.

Traffic will access the site from the existing driveway entrance on Kingston Pike. A driveway connection will be made to the parking lot of the Laurel Church of Christ property to the west which will allow access to the signalized intersection on Kingston Pike at Cherokee Blvd. Traffic flow through the site will be one way which eliminates the need to alter the existing driveway entrance.

The applicant is finalizing an agreement with the Laurel Church of Christ regarding access through their property and use of the parking lot on the church property. The church parking lot will be used for the day-to-day parking needs for the museum and Knox Heritage offices and for special events that will occasionally be held at the Knox Heritage property. Knox Heritage is requesting a variance from the Knoxville Board of Zoning Appeals to reduce the required parking on site down to five spaces. Accessible parking spaces will be provided on site.

Since access and parking are dependent on the use of the Laurel Church of Christ property, staff is recommending a condition that alternative plans for access and parking will have to come back to the Planning Commission for review and approval.

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

1. The proposed museum and non-profit preservation organization office will have minimal impact on local services since all utilities are in place to serve this site.
2. The use of the church's access driveways and parking lot will improve traffic safety since the traffic will be able to leave the site at a signalized intersection.
3. The proposed use will have minimal impact on the residential neighborhood if operated within the recommended conditions outlined above.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed use is consistent with all requirements for the R-1

zoning district, as well as other criteria for approval of a use on review.

2. With the recommended conditions, the proposed use is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and the One Year 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 substantial additional traffic through residential areas since the site has access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Central City Sector Plan and One Year Plan identify this property as low density residential use. The R-1 (Low Density Residential) zoning of the property permits consideration of the proposed use as a use on review.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 8/8/2013

Details of Action:

Summary of Action: APPROVE the development plan for a museum and non-profit preservation organization office, subject to 4 conditions

Date of Approval: 8/8/2013

Date of Denial:

Postponements: 7/11/2013

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: