

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 7-E-06-UR                      **Related File Number:**  
**Application Filed:** 6/6/2006              **Date of Revision:**  
**Applicant:** BETHEL A.M.E. CHURCH  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Boyds Bridge Pike, southeast side of Riverview Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 83 I C 025    **Jurisdiction:** City  
**Size of Tract:** 4.6 acres  
**Accessibility:** Access is via Boyds Bridge Pk., a minor arterial with a 23' pavement width in a 60' right-of-way, and Riverview Dr., a local street with an 18' pavement width in a 34' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Church    **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is located in an established single-family residential area with few commercial sites to the south.

## 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:**  
**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:** Kelley Schlitz

**Staff Recomm. (Abbr.):** APPROVE the proposed plan for a church on this site in the R-1 zoning district, subject to the following 10 conditions:

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Access being limited to Boyds Bridge Pike.
5. Only one sign per street frontage and meeting all other requirements of Article 5. Sec. 10 dealing with signs for churches in a residential zone.
6. Providing sufficient parking to meet the requirements of the Knoxville Zoning Ordinance.
7. Requiring a one-lot subdivision prior the issuance of building permits.
8. All landscaping shall be installed as shown on the approved site plan within 6 months from the date the first occupancy permit for development are issued.
9. Meeting all requirements of the City of Knoxville Fire Department.
10. If any future uses such as a school or day care center are proposed, they will have to be approved through the use on review process.

With the conditions noted above, this requests meets the requirements for approval of a church in the R-1 zone and other criteria for a use on review.

**Comments:**

The applicant is proposing to construct a church on the northwest side of Boyds Bridge Pike. The property has frontage along both Boyds Bridge Pike and Riverview Dr. Access, however, will be limited to Boyds Bridge Pike. The proposed 42,136 square foot structure will include a sanctuary, a recreational facility and a number of classrooms. The site is well suited for the proposed use. A sufficient amount of parking and landscaping have been provided on the development plan submitted. In response to concerns raised by the Knoxville Fire Marshall's Office, the applicant has submitted a letter to MPC stating that the church will be sprinkled (See attached letter). The current Knoxville City Ward map shows that the subject property encompasses 4 lots. A one-lot subdivision will have to be submitted and approved by MPC prior to construction of this site. Any future development, including modifications to the proposed parking plan, construction of additional buildings, or the placement of temporary buildings, must be reviewed through the MPC use on review process.

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

1. The proposal will have no impact on schools.
2. Boyds Bridge Pike can handle additional traffic and provides adequate sight distance in both directions from the proposed access drive.
3. Public water and sewer utilities are available to serve the development.
4. The property is located along a minor arterial street and meets the Knoxville Zoning Ordinance requirements for approval of a church facility.

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

1. The proposed church facility 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. By limiting access to Boyds Bridge Pike, the use will not draw additional traffic through residential areas.
2. The proposal meets all relevant requirements of the R-1 zoning district and a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan proposes low density residential uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**MPC Action:** Approved

**MPC Meeting Date:** 7/13/2006

- Details of MPC action:**
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  3. Meeting all applicable requirements of the Knox County Health Dept.
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**Summary of MPC action:** APPROVE the proposed plan for a church on this site in the R-1 zoning district, subject to the following 10 conditions:

**Date of MPC Approval:** 7/13/2006

**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:**