

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-J-18-UR **Related File Number:**
Application Filed: 5/29/2018 **Date of Revision:**
Applicant: FALCONNIER DESIGN CO.

PROPERTY INFORMATION

General Location: North side of W. Baxter Ave., east side of McSpadden St.
Other Parcel Info.:
Tax ID Number: 94 C S 010.01 **Jurisdiction:** City
Size of Tract: 0.5 acres
Accessibility: Access is via W. Baxter Ave., a local street with 26' pavement width within 50' of right-of-way, and McSpadden St., a local street with 20' pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Expansion of existing church **Density:**
Sector Plan: Central City **Sector Plan Designation:** TDR (Traditional Neighborhood Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This church is within an older residential neighborhood that includes a mix of single family homes, churches and an elementary school within R-1A and R-2 zones, as well as several small office and retail businesses within O-1, C-1 and C-3 zones. The City's Solid Waste facility is located across Baxter Ave. and is zoned I-4.

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

Street: 925 Baxter Ave
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:

No. of Lots Proposed: No. of Lots Approved: 0

Variations Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the existing 3,655 square-foot church and new 1,200 square-foot fellowship hall, subject to 4 conditions.

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
 3. Meeting all requirements of the Knox County Health Department.
 4. Obtaining all necessary zoning variances from the Board of Zoning Appeals.

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

Comments: This proposal is for the construction of a 1,200 sq. ft. fellowship hall for the existing church. The fellowship hall is located within the rear setback of the property but no closer than the existing church (13'-7"). The City of Knoxville Board of Zoning Appeals must approve this setback reduction.

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

1. The proposed fellowship hall will have minimal impact on local services since utilities are available to serve this site.
2. The use should have minimal impact on adjacent properties since it will primarily be used by the church and the building location is no closer to the rear lot line than the existing church. In addition, an alley runs along the rear lot line.

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

1. With the recommended conditions, the proposed fellowship hall meets the standards for development within the R-1A (Low Density Residential) zone requirements.
2. The proposed fellowship hall 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 since this area has a mix of residential, commercial and governmental uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The property designated TDR on the One Year Plan and Sector Plan. The proposed fellowship hall is consistent with the recommendations of these plans.
2. The site is located within the Knoxville city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 7/12/2018

- Details of Action:**
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
 3. Meeting all requirements of the Knox County Health Department.
 4. Obtaining all necessary zoning variances from the Board of Zoning Appeals.

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

Summary of Action: APPROVE the existing 3,655 square-foot church and new 1,200 square-foot fellowship hall, subject to

4 conditions.

Date of Approval:

7/12/2018

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: