

# 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:** 8-A-04-UR                      **Related File Number:**  
**Application Filed:** 6/24/2004              **Date of Revision:**  
**Applicant:** NEW HOPE MISSIONARY BAPTIST CHURCH  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of Cecil Ave., west of N. Cherry St.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 A E 6, 19 & 20                      **Jurisdiction:** City  
**Size of Tract:** 2 acres  
**Accessibility:** Access is via Cecil Ave., a minor arterial street with a 34' pavement width within a 60' right-of-way, and Crockett St., a local street with a 27' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Church, parking and residence  
**Surrounding Land Use:**  
**Proposed Use:** Church and parking lot expansion                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This existing church is located in an established residential neighborhood just northeast of an industrial and commercial corridor at the interchange of I-40 and N. Cherry St.

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

**Street:** 2504 Cecil 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:

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:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE the development plan for the church building and parking lot expansion, subject to 6 conditions:

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knoxville Department of Engineering.
2. Connecting the development to sanitary sewer, and meeting all other applicable requirements of the Knox County Health Department.
3. Meeting all requirements of the Knoxville Zoning Ordinance.
4. Meeting all requirements of the City of Knoxville Arborist.
5. Installing all landscaping, as shown on the plan, within six months of issuance of occupancy permits for the project.
6. Obtaining approval of the requested variances from Knoxville Board of Zoning Appeals (8-M-04-VA).

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

**Comments:**

The applicant is proposing to construct an addition of approximately 16,612 square feet, to the existing church located on this site. The existing church has approximately 8,616 square feet. The total building area will be 25,228 square feet. The proposed church addition will be located in an existing parking area for the church. The applicant is acquiring two additional lots located on Brown Ave., adjacent to their parking lot located at the corner of Crockett St. and Brown Ave. A new parking lot with 71 parking spaces will be constructed at this location. The parking lot will have access from the public alley that divides the church property. The applicant has requested variances from the Knoxville Board of Zoning Appeals for the proposed development. The majority of the variances deal with the use of the alley for access to the parking lot and parking spaces that back into the alley. The alley will be used for two way traffic from Crockett St. since the improved alley does not extend through to Cherry St. A variance has also been requested to reduce the front yard parking setback from 25' to 10' on all three streets. This proposed plan is an improvement over the existing condition where the parking lot meets no setbacks. A landscape strip will be located between the sidewalk and parking lot.

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

1. Public water and sewer utilities are in place to serve the site.
2. While the church is located in an established residential neighborhood, the majority of the traffic generated by the church expansion will be directed half a City block to Cecil Ave. which is a minor arterial street. Cecil Ave. has sufficient capacity to handle the additional traffic which will be generated by this development. Access to the parking lots serving the church will be off the existing alley that separates the church property.
3. This proposed church expansion will have no impact on schools and minimal impact to adjacent properties.

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

1. With approval of the variance requests before the BZA, the proposal meets all requirements of the R-1A (Low Density Residential) zoning district and the Knoxville Zoning Ordinance, as well as other criteria for approval of a use on review.
2. The proposed church expansion 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 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 substantial additional traffic

through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. Both the City of Knoxville One Year Plan and the Central City Sector Plan identify this site as low density residential. The existing R-1A (Low Density Residential) zoning designation is consistent with the low density residential use. The R-1A (Low Density Residential) zoning district allows churches through the use-on-review process.

**MPC Action:** Approved **MPC Meeting Date:** 8/12/2004

- Details of MPC action:**
1. Meeting all applicable requirements of the Knoxville Department of Engineering.
  2. Connecting the development to sanitary sewer, and meeting all other applicable requirements of the Knox County Health Department.
  3. Meeting all requirements of the Knoxville Zoning Ordinance.
  4. Meeting all requirements of the City of Knoxville Arborist.
  5. Installing all landscaping, as shown on the plan, within six months of issuance of occupancy permits for the project.
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With the conditions noted above, this request meets all requirements for approval in the R-1A zone, as well as other criteria for approval of a use-on-review.

**Summary of MPC action:** APPROVE the development plan for the church building and parking lot expansion, subject to 6 conditions:

**Date of MPC Approval:** 8/12/2004 **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:**