

# 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  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 8-B-18-UR  
**Application Filed:** 6/25/2018  
**Applicant:** BEREAN BIBLE CHURCH

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** West side of Prosser Rd., south of Kenilworth Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 70 K A 006 **Jurisdiction:** City  
**Size of Tract:** 12.5 acres  
**Accessibility:** Access is via Prosser Rd., a collector street with a pavement width of 21' within a 60' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Church & school  
**Surrounding Land Use:**  
**Proposed Use:** Addition of a premanufactured modular classroom building **Density:**  
**Sector Plan:** East City **Sector Plan Designation:** CI (Civic Institutional)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The surrounding area is zoned R-1 residential. Development consists of a single family houses and a Head Start center. Single family dwellings adjoin the site on three sides.

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

**Street:** 2329 Prosser Rd  
**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:** Use on Review for existing uses approved in 1982 & 2000

## 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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request for the expansion of the existing private school on the site as shown on the Development Plan, subject to 3 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.

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

Comments: The applicant is proposing the expansion of a previously approved private school by installing a modular building with 2 classrooms. The modular building will be located at the southwest corner of the main (north) parking lot. The parking lot spaces in front of the modular building will be regraded to allow an ADA accessible space to be located there. The new building will not be located near any external lot lines and should not be a nuisance to nearby residential uses.

The existing church and school were approved by MPC in 1982 and 2000. The school was previously approved with a capacity of 435 students and the two new classrooms have a net capacity of 40 people each.

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

- 1. The proposal will have no impact on public schools.
- 2. All utilities are in place to serve this site.
- 3. The access and number of parking spaces for the church and school will not change.

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

- 1. The proposed church and school are 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 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 additional traffic through residential areas.
- 2. The proposal meets all relevant requirements of the R-1 zoning district, as well as other criteria for approval of a use-on-review.

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

- 1. The use is in conformity with the One Year Plan and the East City Sector Plan, which propose CI (Civic Institutional) uses for the site. Churches and private schools are a use permitted on review in the R-1 zone.

Action: Approved

Meeting Date: 8/9/2018

Details of Action:

Summary of Action: APPROVE the request for the expansion of the existing private school on the site as shown on the Development Plan, subject to 3 conditions.

Date of Approval: 8/9/2018

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:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**