

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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www.knoxmpc.org

File Number: 8-C-14-UR Related File Number:
Application Filed: 6/27/2014 Date of Revision:
Applicant: CHURCH OF THE GOOD SHEPHERD

PROPERTY INFORMATION

General Location: West side of Jacksboro Pike, south of Grove Cir.
Other Parcel Info.:
Tax ID Number: 58 D B 01502 Jurisdiction: City
Size of Tract: 2.03 acres
Accessibility: Access is via Jacksboro Pk., a collector street with a pavement width of 22' within a 50 wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Church parking and Site Modifications Density:
Sector Plan: North City Sector Plan Designation: CI & LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned R-1 and R-2 residential. The area is developed with older detached dwellings. Central High School is located to the south of this site.

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

Street: 5409 Jacksboro 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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for the parking lot expansion as shown on the revised site plan subject to 3 conditions

Staff Recomm. (Full): 1. Obtaining any required variances for parking from the Knoxville Board of Zoning Appeals if needed
2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
3. Meeting all applicable requirements of the Knoxville Engineering Dept.

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

Comments:

The church is proposing to incorporate an adjoining property into its campus. They propose to revise their parking facilities and driveway as depicted on the accompanying site plan. After visiting the site last month, staff identified the lack of sight distance at the proposed driveway location as a concern that needed to be addressed. Since that time the applicant has relocated the proposed driveway as recommended by the staff of the Knoxville Engineering Dept. The sight distance at the new location will be satisfactory given the traffic operation characteristics in the immediate area and the volume of traffic generated by the church. The applicant's designer is still finalizing the internal design of the parking lot. Due to the limited amount of maneuvering space adjoining the church building, parking lot design variances may be required.

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

- 1. All public utilities are available to serve the site.
- 2. The proposed parking expansion is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

- 1. With the recommended conditions, the proposal meets all relevant requirements of the R-1 zoning district as well as the general criteria for approval of a use on review.
- 2. The proposed development with the recommended conditions 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 additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Knoxville One Year Plan and the North City Sector Plan propose LDR (Low Density Residential) for this site.

Action: Approved

Meeting Date: 9/11/2014

Details of Action:

Summary of Action: APPROVE the request for the parking lot expansion as shown on the revised site plan subject to 3 conditions

Date of Approval: 9/11/2014

Date of Denial:

Postponements: 8/14/2014

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: