CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 8-F-02-UR Related File Number:

Application Filed: 6/28/2002 Date of Revision:

Applicant: BEARDEN UNITED METHODIST CHURCH

Owner:



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

PROPERTY INFORMATION

General Location: Northwest side Sutherland Ave., northeast of West End Ln.

Other Parcel Info.:

Tax ID Number: 107 J B 15 Jurisdiction: City

Size of Tract: 4.96 acres

Access is via Sutherland Ave., a minor arterial street with 40' of right of way and 20' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Church

Surrounding Land Use:

Proposed Use: Expansion of existing church Density:

Sector Plan: West City Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area has been developed with residential uses and a church on the north side of Sutherland Ave.

under R-1 and R-1E zoning. Commercial uses have been developed on the south side of Sutherland

Ave. and north side of Kingston Pike under C-3 zoning.

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

Street: 4407 Sutherland Ave

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:

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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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for the expansion of the existing church in the R-1 zone, subject to 5

conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Department of Engineering.

- 2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 3. Meeting all applicable requirements of the City of Knoxville Arborist.
- 4. Meeting all applicable requirements of the Knox County Health Department.
- 5. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for the project.

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

Comments: Bearden United Methodist Church is proposing to build a two-story church addition, which includes an

elevator accessing all three floors of the existing church, as well as the two floors of the addition. The addition will require removal of a number of parking spaces, but parking spaces are being provided on the site so that the church will still meet applicable parking requirements. The applicant has also submitted a copy of a letter from First Southern Management, giving the church permission to use the parking spaces located within Twelve Oaks Executive Park during construction of the addition. The parking spaces are located on the south side of Sutherland Avenue, directly across from the existing church. The landscape plan shows a full line of screening plants along the west property line adjacent to the residential neighborhood, minimizing the impact of the new development. The plans meet all

zoning requirements, and the proposal is compatible with adjacent land uses.

MPC Action: Approved MPC Meeting Date: 8/8/2002

Details of MPC action:1. Meeting all applicable requirements of the Knoxville Department of Engineering.

- 2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 3. Meeting all applicable requirements of the City of Knoxville Arborist.
- 4. Meeting all applicable requirements of the Knox County Health Department.
- 5. Installing all landscaping, as shown on the development plan, within six months of issuance of

occupancy permits for the project.

Summary of MPC action: APPROVE the development plan for the expansion of the existing church in the R-1 zone, subject to 5

conditions:

Date of MPC Approval: 8/8/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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