

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-F-08-UR **Related File Number:**
Application Filed: 7/7/2008 **Date of Revision:**
Applicant: NEW FELLOWSHIP BAPTIST CHURCH

PROPERTY INFORMATION

General Location: Northeast side of Nora Rd., southeast side of Greenway Dr.
Other Parcel Info.:
Tax ID Number: 59 P D 002 **Jurisdiction:** City
Size of Tract: 5.06 acres
Accessibility: Access is via Greenway Dr., a collector street with a pavement width of 20' within a 40' wide right-of-way. Secondary access is via Nora Rd., a local street.

GENERAL LAND USE INFORMATION

Existing Land Use: Church with a day care center
Surrounding Land Use:
Proposed Use: School addition to existing church **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR, F, MDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: Property in the area is zoned R-1 and R-2 Residential and I-2 Industrial. Development in the area is predominantly detached residences

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

Street: 4624 Nora 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: The use on review for the day care center was approved in 1995

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.): WITHDRAW as requested by the applicant's representative

Staff Recomm. (Full):

Comments: The church was requesting consideration of a use on review for the purpose of establishing a school for grades K-5 on property that is currently owned by the church and adjacent to their other facilities. While the staff has no objection to the proposed use, the site plan as presented could not be recommended for approval.

There are two detached dwellings on individual lots that make up a portion of the site where the church wanted to locate the school building. Staff was told by a church representative that the houses generate rental income for the church and it is their desire to maintain them as residences. Considering that desire, the residential lots will have to be resubdivided in a manner that will create a smaller conforming lot for each house and the site plan for the school building would have required extensive modifications. This matter is being withdrawn at this time in order to permit the church an opportunity to explore their options related to this request.

If in the future the church wishes to resubmit a use on review request for the proposed school, the revised site plan should include: proposed lot boundaries, building footprint for the school and other structures on the site, a detailed parking plan, architectural elevation drawings of the proposed building, note the size and location of all existing and proposed playground areas, a statement that the school building is being designed to the standards required by the Tennessee Board of Education, a statement of the maximum number of students and employees, if the proposed school will generate more than 750 trips per day a traffic impact study will be required, a preliminary drainage will be required if the total site contains more than .5 acre of impervious area

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 8/14/2008

Details of MPC action:

Summary of MPC action: WITHDRAW as requested by the applicant's representative

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 8/14/2008

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: