

# 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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Knoxville, Tennessee 37902  
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**File Number:** 8-I-03-UR                      **Related File Number:**  
**Application Filed:** 7/14/2003              **Date of Revision:**  
**Applicant:** GEORGE CALDWELL, JR.  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North side Old Valley View Dr., north of Valley View Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 70 A B 001                      **Jurisdiction:** City  
**Size of Tract:** 5.21 acres  
**Accessibility:** Access is via Old Valley View Dr., a local street with a pavement width of 17' within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Church  
**Surrounding Land Use:**  
**Proposed Use:** Church Expansion                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in a large area that was zoned RP-1 (Planned Residential) in the early 1970's. Development in the area immediately adjoining the church site consists of single family dwellings. A large number of multi-family and duplex dwellings are found in the area south of Valley View Dr.

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

**Street:** 3521 Old Valley View Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned 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:** Dan Kelly

**Staff Recomm. (Abbr.):** APPROVE the request for the proposed church expansion as shown on the development plan subject to 5 conditions

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting applicable requirements of the Knoxville City Engineer.
3. Meeting all applicable requirements of the Knoxville City Arborist.
4. Meeting all applicable requirements of the Knox County Health Dept.
5. Installing the proposed landscaping as shown on the plan within six months of the issuance of the occupancy permit for the proposed building.

With the conditions noted, this plan meets the requirements for approval in the RP-1 (Planned Residential) District and the other criteria for approval of a use on review.

**Comments:** This is an existing church that is proposing to construct a new building that will contain 5000' sq. ft. The new building will be located behind the sanctuary building. The existing parking meets the requirements for the proposed expansion.

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

1. The proposed church expansion will have minimal impact on local services since all utilities and access drives are already in place to serve the site.
2. Access is via Old Valley View Dr. The proposed expansion will not add additional traffic to the existing road.

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

1. There are no specific use-on-review standards in the Ordinance for a church and its accessory uses. The existing church and the proposed expansion conform to the requirements of the RP-1 (Planned Residential) District and the other requirements of the Knoxville Zoning Ordinance.
2. The proposed church expansion is 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 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.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The East City Sector Plan identifies this property for medium density residential use. A church is a use permitted on review in a RP-1 District.

**MPC Action:** Approved

**MPC Meeting Date:** 8/14/2003

**Details of MPC action:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting applicable requirements of the Knoxville City Engineer.
3. Meeting all applicable requirements of the Knoxville City Arborist.
4. Meeting all applicable requirements of the Knox County Health Dept.

5. Installing the proposed landscaping as shown on the plan within six months of the issuance of the occupancy permit for the proposed building.

With the conditions noted, this plan meets the requirements for approval in the RP-1 (Planned Residential) District and the other criteria for approval of a use on review.

**Summary of MPC action:** APPROVE the request for the proposed church expansion as shown on the development plan subject to 5 conditions

**Date of MPC Approval:** 8/14/2003

**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":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**