

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-M-14-UR **Related File Number:**
Application Filed: 7/1/2014 **Date of Revision:**
Applicant: JOHNSON ARCHITECTURE, INC.

PROPERTY INFORMATION

General Location: Northwest side of Cedar Ln., southwest side of Montrose Rd.
Other Parcel Info.:
Tax ID Number: 58 J F 030 **Jurisdiction:** City
Size of Tract: 9.85 acres
Accessibility: Access is via Cedar Ln., a minor arterial street with a 21' pavement width within a 50' right-of-way, and Montrose Rd., a local street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: School
Surrounding Land Use:
Proposed Use: Approval for Existing School and Proposed Addition **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The existing school and proposed addition is located within an established low density residential neighborhood that developed primarily under R-1 (Low Density Residential) zoning.

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

Street: 1810 Howard Dr
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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for the classroom addition and future classroom area for the existing Saint Joseph School, subject to 4 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Submitting development plans for the future classroom area to Planning Commission staff for approval prior to obtaining any permits for that addition.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval in the R-1 (Low Density Residential) zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing an expansion for the existing Saint Joseph School which is located on the northwest side of Cedar Ln. and the west side of Montrose Rd. The addition is located at the southeast corner of the site and will connect to the existing school building located to the north. The proposed addition of approximately 5000 square feet will include a library and technology classroom. The development plan also shows an addition for future classrooms that would connect to the main corridor for the first phase classroom addition. The proposed addition will not impact the required parking for the school and there will be no changes in access to the school site. The R-1 zoning district allows consideration of schools as a use permitted on review.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed plans for expansion of the existing school will have minimal impact on the adjoining residential neighborhood considering that the site has direct access to an arterial street.

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

1. The proposed expansion of the school meets the standards for development within the R-1 (Low Density Residential) zoning district and all other relevant requirements of the Zoning Ordinance with the proposed conditions.
2. The proposed 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 proposed addition will have minimal impact on bringing additional traffic through residential areas since the site has direct access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan identifies this property as being within a civic/institutional area. The Knoxville One Year Plan designates the area as low density residential. The proposed plans for expansion of the school are consistent with the Sector and One Year Plans.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 8/14/2014

Details of Action:

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Summary of Action: APPROVE the development plan for the classroom addition and future classroom area for the existing Saint Joseph School, subject to 4 conditions

Date of Approval: 8/14/2014

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:

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: