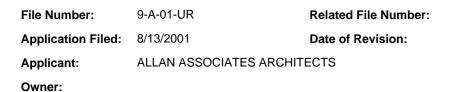
CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW





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:	North & south sides of Hiawassee Av., south side of Watauga Av.		
Other Parcel Info.:			
Tax ID Number:	81 B H 7, 8 & 9 OTHER: 81 BG 2	Jurisdiction:	City
Size of Tract:	2.06 acres		
Accessibility:	Access is via Hiawassee Av., a local street with a pavement width of 19' within a 40' right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Church, dwelling and vacant lot		
Surrounding Land Use:			
Proposed Use:	Church expansion an	d parking	Density:
Sector Plan:	Central City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	The existing church is located on a local street in the midst of a single family neighborhood. It backs up to an unopened street right-of-way and Sharps Ridge.		

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

Street:

217 Hiawassee Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

 Current Zoning:
 R-2 (General Residential)

 Former Zoning:
 Requested Zoning:

 Previous Requests:
 Former Zoning:

 Extension of Zone:
 None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:			
Staff Recomm. (Abbr.):	APPROVE the deve	elopment plan for the church expansion	and the parking lot subject to 8 conditions
Staff Recomm. (Full):	 Adjusting the paraisle width. Recording a One parcel. Meeting all appli Installing the proissuance of an occu Meeting all appli Meeting all appli A revised site platissuance of any builties 	e-lot Subdivision which will combine the cable requirements of the Knoxville City posed landscaping as shown on the dev pancy permit. cable requirements of the Knoxville Zon cable requirements of the Knoxville Dep an, reflecting the conditions of approval lding permits for the project.	ements for parking stall depth and driving lots on the north side of Hiawassee into one Arborist. velopment plan within six months of ing Ordinance. partment of Engineering.
		or approval of a Use on Review.	
Comments:	and utilize an existir on the south side of parking spaces prov remedy that situatio space depth and dri amended to reflect t that will combine the	ng dwelling for church purposes. Addition Hiawassee Av. Based on the current s vided at present does not meet the City's n. The parking lot design will need to be iving aisle width. With minor alterations the needed changes. A One-lot Subdivi e property on which the church is located to expand without the need for a setba	e revised to show the City's required parking , the plan submitted to staff for review can be ision will need to be prepared and approved d with the lot containing the dwelling. This
MPC Action:	Approved		MPC Meeting Date: 9/13/2001
Details of MPC action:	 Meeting all applicable requirements of the Knox County Health Dept. Adjusting the parking lot design to meet the City's requirements for parking stall depth and driving aisle width. Recording a One-lot Subdivision which will combine the lots on the north side of Hiawassee into one parcel. Meeting all applicable requirements of the Knoxville City Arborist. Installing the proposed landscaping as shown on the development plan within six months of issuance of an occupancy permit. Meeting all applicable requirements of the Knoxville Zoning Ordinance. Meeting all applicable requirements of the Knoxville Department of Engineering. A revised site plan, reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits for the project. With the conditions noted, the request meets all requirements for approval in the R-2 District and the general standards for approval of a Use on Review. 		
Summary of MPC action:	APPROVE the development plan for the church expansion and the parking lot subject to 8 conditions		
Date of MPC Approval:	9/13/2001	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: