

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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F A X • 215 • 2068
www.knoxmpc.org

File Number: 9-A-01-UR **Related File Number:**
Application Filed: 8/13/2001 **Date of Revision:**
Applicant: ALLAN ASSOCIATES ARCHITECTS
Owner:

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 and 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:
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:

Staff Recomm. (Abbr.): APPROVE the development plan for the church expansion and the parking lot subject to 8 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Dept.
2. Adjusting the parking lot design to meet the City's requirements for parking stall depth and driving aisle width.
3. Recording a One-lot Subdivision which will combine the lots on the north side of Hiawassee into one parcel.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Installing the proposed landscaping as shown on the development plan within six months of issuance of an occupancy permit.
6 Meeting all applicable requirements of the Knoxville Zoning Ordinance.
7 Meeting all applicable requirements of the Knoxville Department of Engineering.
8 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.

Comments: This request is from an existing church that is proposing to make a small addition to the present building and utilize an existing dwelling for church purposes. Additionally, they are proposing additional parking on the south side of Hiawassee Av. Based on the current seating capacity of the church, the number of parking spaces provided at present does not meet the City's standards. The additional parking will remedy that situation. The parking lot design will need to be revised to show the City's required parking space depth and driving aisle width. With minor alterations, the plan submitted to staff for review can be amended to reflect the needed changes. A One-lot Subdivision will need to be prepared and approved that will combine the property on which the church is located with the lot containing the dwelling. This will allow the church to expand without the need for a setback variance and to use the dwelling for church educational/worship activities.

MPC Action: Approved MPC Meeting Date: 9/13/2001

Details of MPC action:
1. Meeting all applicable requirements of the Knox County Health Dept.
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3. Recording a One-lot Subdivision which will combine the lots on the north side of Hiawassee into one parcel.
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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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: