CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:9-C-14-URRelated File Number:Application Filed:7/28/2014Date of Revision:Applicant:DESIGN INNOVATIONS ARCHITECTS

PROPERTY INFORMATION

General Location:	Southeast side of Delaware Ave., northeast of Sherman St.		
Other Parcel Info .:			
Tax ID Number:	81 P M 002 - 006	Jurisdiction: City	
Size of Tract:	1.15 acres		
Accessibility:	Access is via Delaware Ave., a local street with a pavement width of 25' within a 50' wide right-of-way		

GENERAL LAND USE INFORMATION

Existing Land Use:	Church		
Surrounding Land Use:			
Proposed Use:	Church expansion		Density:
Sector Plan:	Central City	Sector Plan Designation:	LDR (Low Density Residential)
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This site is located in the Lonsdale community and it is adjacent to Sam Hill Elementary School and in close proximity to the L:onsdale Homes Apartments. Zoning in the are is R-1A and R-2 residential along with the IH-1 infill housing overlay zone.		

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

Street:

1750 Delaware Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

 Current Zoning:
 R-1A (Low Density Residential) & IH-1 (Infill Housing Overlay)

 Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: The IH-1 (Infill Housing Overlay) was approved in 2006

PLAN INFORMATION (where applicable)

Current Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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:	Dan Kelly
Staff Recomm. (Abbr.):	APPROVE phase 1 and phase 2 of the church expansion as shown on the site plan subject to 9 conditions
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Health Dept. Construction of a sidewalk that meets ADA requirements along the Delaware Av. frontage owned by the church as may be required by the Knoxville Engineering Dept. Construction of all on site an/or off site stormwater and water quality control devices as required by the Knoxville Engineering Dept. Meeting all other applicable requirements of the Knoxville Engineering Dept. Obtaining a variance from the Knoxville Board of Zoning Appeals for the number of parking spaces shown on the site plan or provide the required number of parking spaces Obtaining a final plat approval for the recombination of the existing eight lots (Lonsdale Land Co. Addition lots 17-24) Meeting all applicable requirements of the Knoxville City Arborist. Meeting all applicable requirements of the Knoxville Ordinance A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.
	With the conditions noted this plan meets the requirements for approval in the R-1A/ IH-1 zoning districts and the other criteria for approval of a use on review.
Comments:	Calvary Baptist Church is requesting approval of their expansion plan. They are proposing a two phase plan that will eventually lead to a worship area that will seat approximately 328 people. The initial construction will consist of adding a new fellowship hall that will accommodate up to 176 people.
	In order to proceed with this construction, the church will have to meet the requirements of the City regarding stormwater control. The City Engineering staff has noted that off site easements may be required along with the construction of a detention pond. This is being pointed out at this time because these types of improvements can be costly, and they are not reflected on the plan. Additionally, a sidewalk will need to be constructed along the Delaware Ave. frontage of this site.
	The proposed construction will cross old lot lines that are reflected on the Knoxville Ward Map. These lots will have to be combined through the subdivision process prior to obtaining any building permits.
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE
	 All public utilities are available to serve the site. The proposed addition is compatible with the scale and intensity of the surrounding development and zoning pattern.
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE
	 With the recommended conditions, the proposal meets all relevant requirements of the R-1A and IH- 1 zoning districts as well as the general criteria for approval of a use on review. The proposed development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal 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

Date of Withdrawal:		Withdrawn prior to publi	cation?: 🔲 Action Appealed?:
Date of Approval:	9/11/2014	Date of Denial:	Postponements:
Summary of Action:	APPROVE phase 1 and phase 2 of the church expansion as shown on the site plan subject to 9 conditions		
	With the conditions noted this plan meets the requirements for approval in the R-1A/ IH-1 zoning districts and the other criteria for approval of a use on review.		
Details of Action:	 Meeting all applicable requirements of the Knox County Health Dept. Construction of a sidewalk that meets ADA requirements along the Delaware Av. frontage owned by the church as may be required by the Knoxville Engineering Dept. Construction of all on site an/or off site stormwater and water quality control devices as required by the Knoxville Engineering Dept. Meeting all other applicable requirements of the Knoxville Engineering Dept. Obtaining a variance from the Knoxville Board of Zoning Appeals for the number of parking spaces shown on the site plan or provide the required number of parking spaces Obtaining a final plat approval for the recombination of the existing eight lots (Lonsdale Land Co. Addition lots 17-24) Meeting all applicable requirements of the Knoxville City Arborist. Meeting all applicable requirements of the Knoxville Ordinance A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits. 		
Action:	Approved		Meeting Date: 9/11/2014
	1. The Knoxville Residential) for		al City Sector Plan propose LDR (Low Density
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS		
	additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.		

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:		