

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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 9-C-14-UR **Related File Number:**
Application Filed: 7/28/2014 **Date 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 Lonsdale Homes Apartments. Zoning in the area 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:

additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan and the Central City Sector Plan propose LDR (Low Density Residential) for this site.

Action: Approved **Meeting Date:** 9/11/2014

- Details of Action:**
1. Meeting all applicable requirements of the Knoxville County Health Dept.
 2. 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.
 3. Construction of all on site an/or off site stormwater and water quality control devices as required by the Knoxville Engineering Dept.
 4. Meeting all other applicable requirements of the Knoxville Engineering Dept.
 5. 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
 6. Obtaining a final plat approval for the recombination of the existing eight lots (Lonsdale Land Co. Addition lots 17-24)
 7. Meeting all applicable requirements of the Knoxville City Arborist.
 8. Meeting all applicable requirements of the Knoxville Ordinance
 9. 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.

Summary of Action: APPROVE phase 1 and phase 2 of the church expansion as shown on the site plan subject to 9 conditions

Date of Approval: 9/11/2014 **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:**