

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: 9-D-12-UR **Related File Number:**
Application Filed: 8/6/2012 **Date of Revision:**
Applicant: DAMON A FALCONNIER, NCARB

PROPERTY INFORMATION

General Location: West and south side of Alice Bell Rd., south end of Belleview Rd.
Other Parcel Info.:
Tax ID Number: 70 C B 003 **Jurisdiction:** City
Size of Tract: 6.1 acres
Accessibility: Access is via Alice Bell Rd., a local street with an 18' - 20' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Church / Family Life Center **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an established residential neighborhood that also includes some public and institutional uses.

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

Street: 3305 Alice Bell Rd
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 existing church facilities and proposed family life center as shown on the development plan subject to 4 conditions

- Staff Recomm. (Full):**
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
 2. Providing the required on-site parking for the church in compliance with the Knoxville Zoning Ordinance requirements or obtaining any applicable variances from those standards from the Knoxville Board of Zoning Appeals.
 3. Meeting all requirements of the Knoxville Department of Engineering.
 4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the R-1 zoning district, and other criteria for approval of a use on review.

Comments: This application is for a new family life center for the Alice Bell Baptist Church located on the west side of Alice Bell Rd. at the intersection with Bellview Rd. The church is located on the section of Alice Bell Rd., north of Washington Pike.

Churches are allowed within the R-1 zoning district through a use on review approval. Records indicate that the church may have been on this site since the early 1950's. There is no record of a use on review approval for the church. There was a use on review approval granted for a day care center at the church in 1995. It is staff's recommendation that this approval be granted for the existing church facilities and the new family life center.

The applicant is proposing to replace a portion of an existing building that has several structural problems with a new building of approximately 10,984 square feet. The footprint of the new building will require alteration of a portion of the parking lot which will improve the parking lot and driveway connection onto Alice Bell Rd. on the north side of the site. Some of the replacement parking will be located on the east side of the site. The total number of parking spaces will remain the same. Parking for the church is based on the church's sanctuary. Since the proposed family life center will not increase the capacity of the sanctuary, no additional parking is required for the new building.

Since the proposed development is modifying the existing parking lot, variances are required from the parking standards that the existing parking lot does not comply with. The applicant has applied to the Knoxville Board of Zoning Appeals for the applicable variances.

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

1. The proposed church addition will have minimal impact on traffic in the area since the expansion is not increasing the area of the church's sanctuary.
2. All utilities are in place to serve this site.
3. The use as proposed will have minimal impact on the surrounding residential and institutional uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed church 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 use will not draw additional traffic through residential areas,

2. The plan meets all applicable requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan and Knoxville One Year Plan identify this property for low density residential use. The Knoxville Zoning Ordinance allows consideration of church facilities through the use on review process.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 9/13/2012

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
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Summary of Action: APPROVE the existing church facilities and proposed family life center as shown on the development plan subject to 4 conditions

Date of Approval: 9/13/2012 **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:**