

# 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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400 Main Street  
Knoxville, Tennessee 37902  
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w w w • k n o x m p c • o r g

**File Number:** 9-D-13-UR                      **Related File Number:**  
**Application Filed:** 7/26/2013              **Date of Revision:**  
**Applicant:** JOHNSON ARCHITECTURE,, INC.

## PROPERTY INFORMATION

**General Location:** East side of N. Cedar Bluff Rd., north side of Fox Lonas Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 00101                      **Jurisdiction:** City  
**Size of Tract:** 42.9 acres  
**Accessibility:** Access is via N. Cedar Bluff Rd., a major arterial street with a five lane street section within an 80' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Church and school  
**Surrounding Land Use:**  
**Proposed Use:** Addition to existing church buildings                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** PI  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The school site is located in an area with a mix of institutional, recreational and residential development.

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

**Street:** 610 N Cedar Bluff Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property was rezoned to PR (Planned Residential) in the 1980's.

## 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 development plan for the additions to the existing church buildings, subject to 3 conditions

Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Meeting all applicable requirements of the Knoxville Department of Engineering.  
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval in the zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing an office and parish hall expansion for the All Saints Catholic Church which is located on the east side of N. Cedar Bluff Rd. and north side of Fox Lonas Rd. The church was originally approved through the use on review procedure in 1995. This proposed development includes an addition of approximately 2100 square feet to the sanctuary that will be used as office and meeting room space for the church, and an addition of approximately 1950 square feet to the parish hall. The proposed additions are accessory uses for the church. No additional parking will be required for the additions since the parking requirement is based on the seating within the sanctuary. The additions will be located in existing lawn area on the site.

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

- 1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
- 2. The proposed plans for expansion of the church buildings will have minimal impact on the adjoining uses considering that the site has direct access to an arterial street.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

- 1. The proposed expansion of the church buildings meets the standards for development within the RP-1 (Planned Residential) zoning district and all other relevant requirements of the Zoning Ordinance with the proposed conditions.
- 2. The proposed expansion of the church buildings 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 since the site has direct access to a major arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. The Northwest County Sector Plan identifies this property as being within a public institutional area. The Knoxville One Year Plan designates the area as low density residential. The proposed plans for expansion of the church buildings are consistent with the Sector and One Year Plans.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 9/12/2013

Details of Action:

**Summary of Action:** APPROVE the development plan for the additions to the existing church buildings, subject to 3 conditions

**Date of Approval:** 9/12/2013

**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:**

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