

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-K-02-UR **Related File Number:**
Application Filed: 8/12/2002 **Date of Revision:**
Applicant: WAY OF THE CROSS BAPTIST CHURCH
Owner:

PROPERTY INFORMATION

General Location: Southeast side Forestdale Ave., east side of Whittle Springs Rd.
Other Parcel Info.:
Tax ID Number: 701J5 **Jurisdiction:** City
Size of Tract: 1.27 acres
Accessibility: Access is via Forestdale Ave., a local street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Fellowship hall addition to existing church site **Density:**
Sector Plan: East City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The church site is located in an area of mixed residential and neighborhood commercial and office uses.

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

Street: 2932 Whittle Springs Rd
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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a 1920 square foot fellowship hall addition to an existing church site, subject to 7 conditions.

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Obtaining approval from the Knoxville Board of Zoning Appeals for the variances for the side yard setback and number of required parking spaces.
 3. Meeting all applicable requirements of the Knoxville Department of Engineering.
 4. Revising the landscape plan by adding a Type "B" landscape screen between the fellowship hall and the property line for the adjoining single-family lots to the east (see attachment).
 5. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permits for this project.
 6. Meeting all applicable requirements of the Knoxville City Arborist.
 7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments: The applicant is proposing to add a 1920 square foot fellowship hall to an existing church site. Variances have been requested from the Knoxville Board of Zoning Appeals for the a reduction of the side yard setback from 35' to 13' and the number of required parking spaces on site from 60 to 24. The side yard setback variance is needed to allow for driveway access between the church and fellowship hall to the rear portion of the lot that extends south to Edgewood Ave. At the present time there is no structured parking on the site. As designed, the applicant will provide 24 parking spaces with access from Forestdale Ave. By separating the fellowship hall from the church, access can be maintained to the southern half of the site to provide additional parking if needed. There is additional parking (off-site) on the north side of Forestdale Ave. that is used by the church.

Staff is recommending that the applicant revise the landscape plan to add a Type "B" landscape screen (see attachment) between the fellowship hall and the property line for the adjoining single-family lots to the east. This will help off-set the proposed reduction in the side yard setback.

MPC Action: Approved MPC Meeting Date: 9/12/2002

- Details of MPC action:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Obtaining approval from the Knoxville Board of Zoning Appeals for the variances for the side yard setback and number of required parking spaces.
 3. Meeting all applicable requirements of the Knoxville Department of Engineering.
 4. Revising the landscape plan by adding a Type "B" landscape screen between the fellowship hall and the property line for the adjoining single-family lots to the east (see attachment).
 5. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permits for this project.
 6. Meeting all applicable requirements of the Knoxville City Arborist.
 7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for a 1920 square foot fellowship hall addition to an existing church site, subject to 7 conditions.

Date of MPC Approval: 9/12/2002 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: