

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 10-G-06-UR

AGENDA ITEM #: 105

AGENDA DATE: 10/12/2006

▶ **APPLICANT:** LARRY B. JUSTICE

OWNER(S): STILLBROOKE CORPORATION OF TENNESSEE

TAX ID NUMBER: 59 I A 010

JURISDICTION: City Council District 4

▶ **LOCATION:** Southeast side of Tazewell Pike, northwest of Greenway Dr.

▶ **APPX. SIZE OF TRACT:** 93 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Tazewell Pike, an arterial street with a pavement width of 21' within a 50' right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Cemetery

▶ **PROPOSED USE:** Mausoleum in existing cemetery

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential / R-1 (Low Density Residential)

South: Residential / R-1 (Low Density Residential) & RP-1 (Planned Residential)

East: Residential & Manufacturing / R-1 (Low Density Residential) & I-3 (General Industrial)

West: Residential / R-1A (Low Density Residential) & R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This site is located on the south side of Tazewell Pike. The predominant uses surrounding this site are residential. The site backs up to a steep hill side along its southern boundary.

STAFF RECOMMENDATION:

▶ **APPROVE the proposed plan for construction of an additional mausoleum in an existing cemetery on this site in the R-1 zoning district, subject to the following 4 conditions:**

1. Meeting all applicable 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 Tennessee Department of Commerce and Insurance and the Office of Funeral Directors and Embalmers.
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 the

other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to construct a fourth mausoleum building within the existing Greenwood Cemetery. Greenwood Cemetery is located on the south side of Tazewell Pike. The facility has been in operation for many years. The new mausoleum will be located adjacent to the other 3 mausoleum buildings. The new building will accommodate up to 64 tandem crypts and 64 single crypts.

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

1. The proposal will have no impact on schools.
2. The proposal will have minimal impact on street traffic.
3. Utilities are available to serve the development.

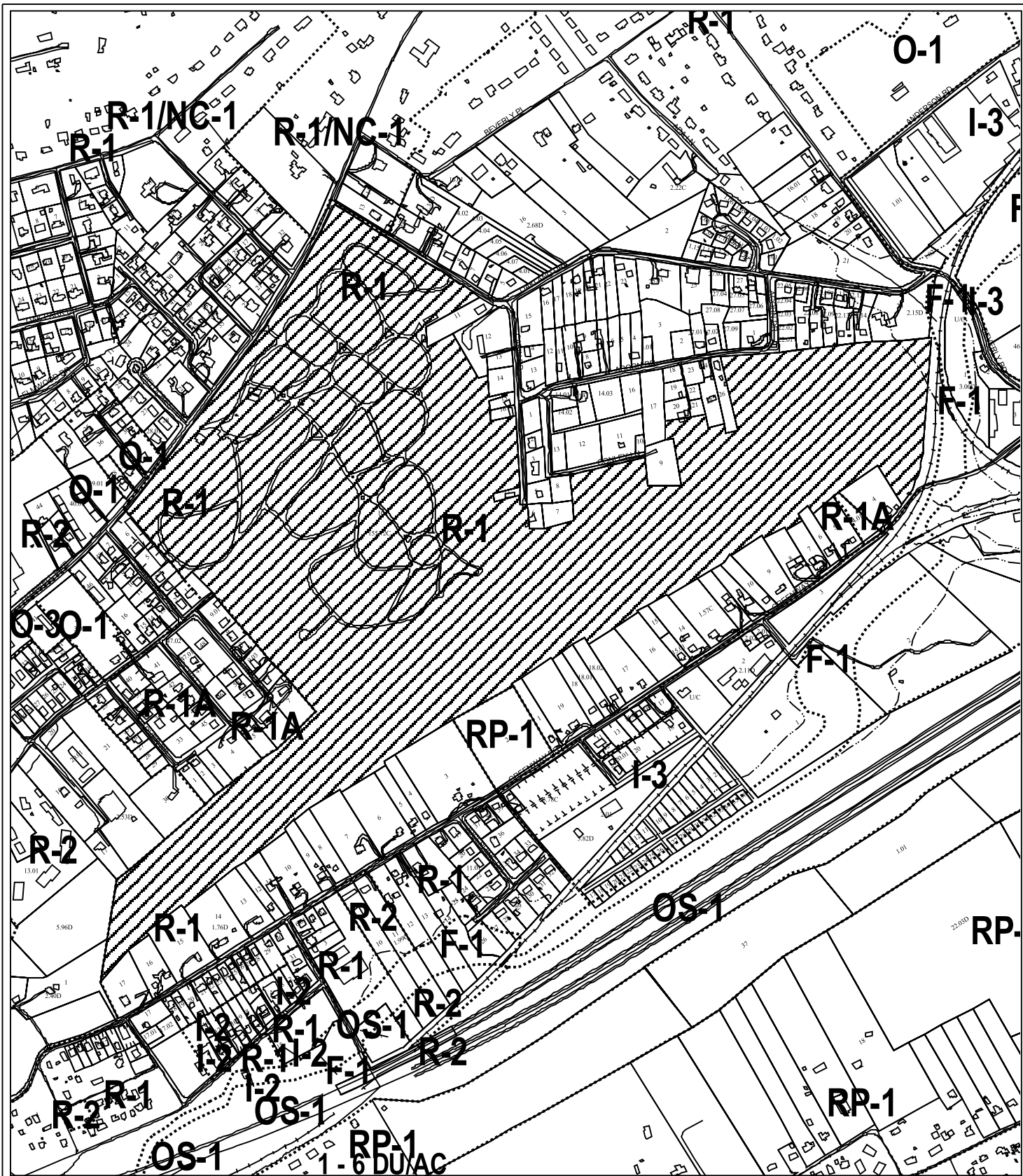
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed additional mausoleum 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 area 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 proposal meets all relevant requirements of the R-1 zoning district and a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North City One Year Plan proposes open space uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



10-G-06-UR
USE ON REVIEW

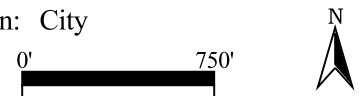
 Mausoleum in existing cemetery in R-1 (Single Family Residential)

Original Print Date: 09/27/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Larry B. Justice

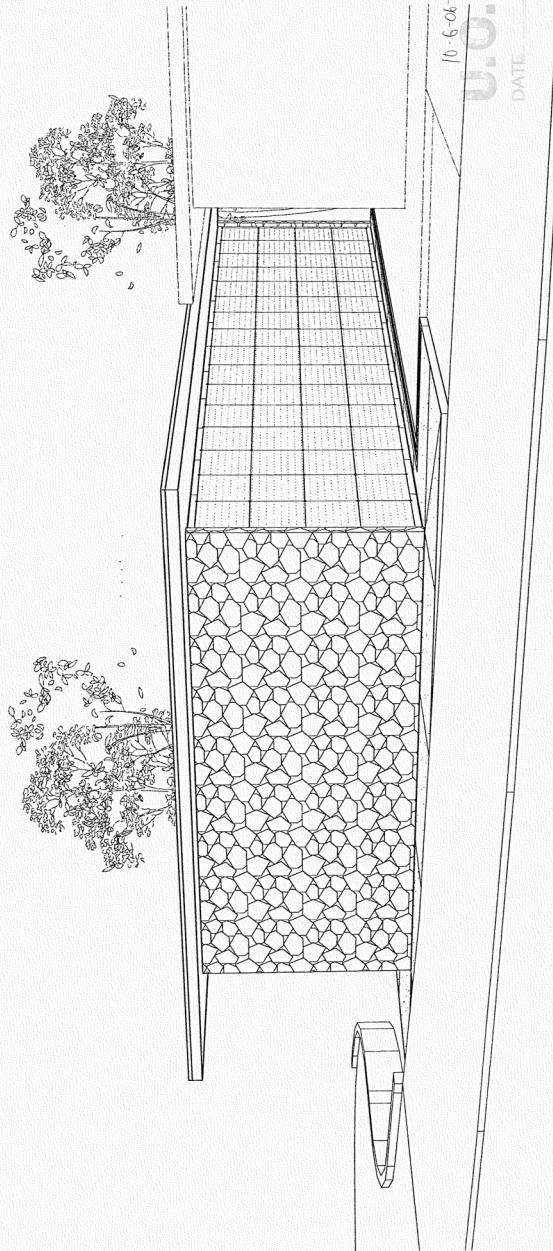
Map No: 59

Jurisdiction: City



GARDEN MAUSOLEUM #4 GREENWOOD CEMETERY

KNOXVILLE TENNESSEE



10-6-06-UR
U.O.R.
DATE

PRELIM BY: KES DRAWN BY: KES CHECKED BY: ELS ESTIMATED BY: JM CERTIFIED BY: [Signature] 10/6/06		LARRY B. JUSTICE, ARCHITECT 1313 WEST LIBERTY AVENUE PITTSBURGH, PENNSYLVANIA 15228 412-571-5576	REVISIONS 26 JULY 2005 RELEASE FOR ESTIMATE/CLIENT REVIEW 30 AUG 2005 MODS BEING FIT AT CORNERS FOR CORNERS & SET BACK 31 AUG 2006 RELEASE FOR PLANNING DEPT. REVIEW RELEASE FOR BLDG. DEPT. REVIEW RELEASE FOR CONSTRUCTION	KNOXVILLE TENNESSEE 37918 3500 TAZEWELL PIKE GARDEN MAUSOLEUM #4 GREENWOOD CEMETERY	SHEET NUMBER T1 TITLE SHEET 4 INDEX S.C.A.L. 90 GREENWOOD, 1307
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DRAWING INDEX	
DRAWING No.	DRAWING TITLE
T1	TITLE SHEET AND INDEX
501	CEMETERY PLAN & VICINITY MAP
502	ARCHITECTURAL SITE PLAN
A1	ELEVATIONS & STONE MATERIAL LIST
A2	CRYPT/ FLOOR PLANS & DETAIL

CRYPT COUNT		
PER-LEVEL	# (U) LEVELS	CASNET SPACES
TANDEM	8	(66) X 4 1/4" X 6 1/4" X (2) X 105
SINGLE	8	(66) X 4 1/4" X 6 1/4" X (1) X 6 1/4"
		TOTAL
		192

PROJECT DATA	
USING 2003 INTERNATIONAL BUILDING CODE	
OCCUPANCY GROUP:	5-2 LOW HAZARD STORAGE
TYPE OF CONSTRUCTION:	IIIB STEEL-REINFORCED CONCRETE
FOOTPRINT:	TOTAL * 1143 SF.
ROOF AREA:	TOTAL * 1640 SF.
SIDEWALK (UNDER ROOF):	TOTAL * 489 SF.
TOTAL SIDEWALKS:	TOTAL * 393 SF.
TOTAL PAVED AREA, NEW HARD SURFACE:	TOTAL * 2134 SF.
PROPOSED USE OF STRUCTURE: ABOVE GROUND ENTOMBMENT IN GARDEN MAUSOLEUM #4 (ALL OUTSIDE WALLS, ROOF, AND FLOORING ARE UNFINISHED, FORMED-IN-PLACE CONCRETE STRUCTURE w/ NO HABITABLE SPACE.	

PREPARED BY: BRYAN W. KES
 CHECKED BY: ELS
 ESTIMATED BY: JIM
 CERTIFIED BY: [Signature]

DATE: 28 JULY 2006
 RELEASE FOR ESTIMATE/CLIENT REVIEW
 30 AUG 2006
 REVISIONS

DATE: 31 AUG 2006
 RELEASE FOR BLDG. DEPT. REVIEW
 03 SEP 2006
 REVISIONS

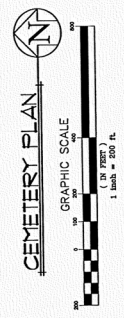
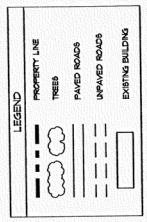
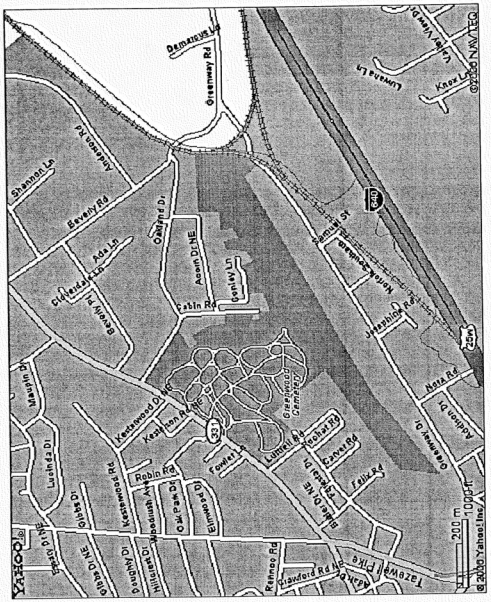
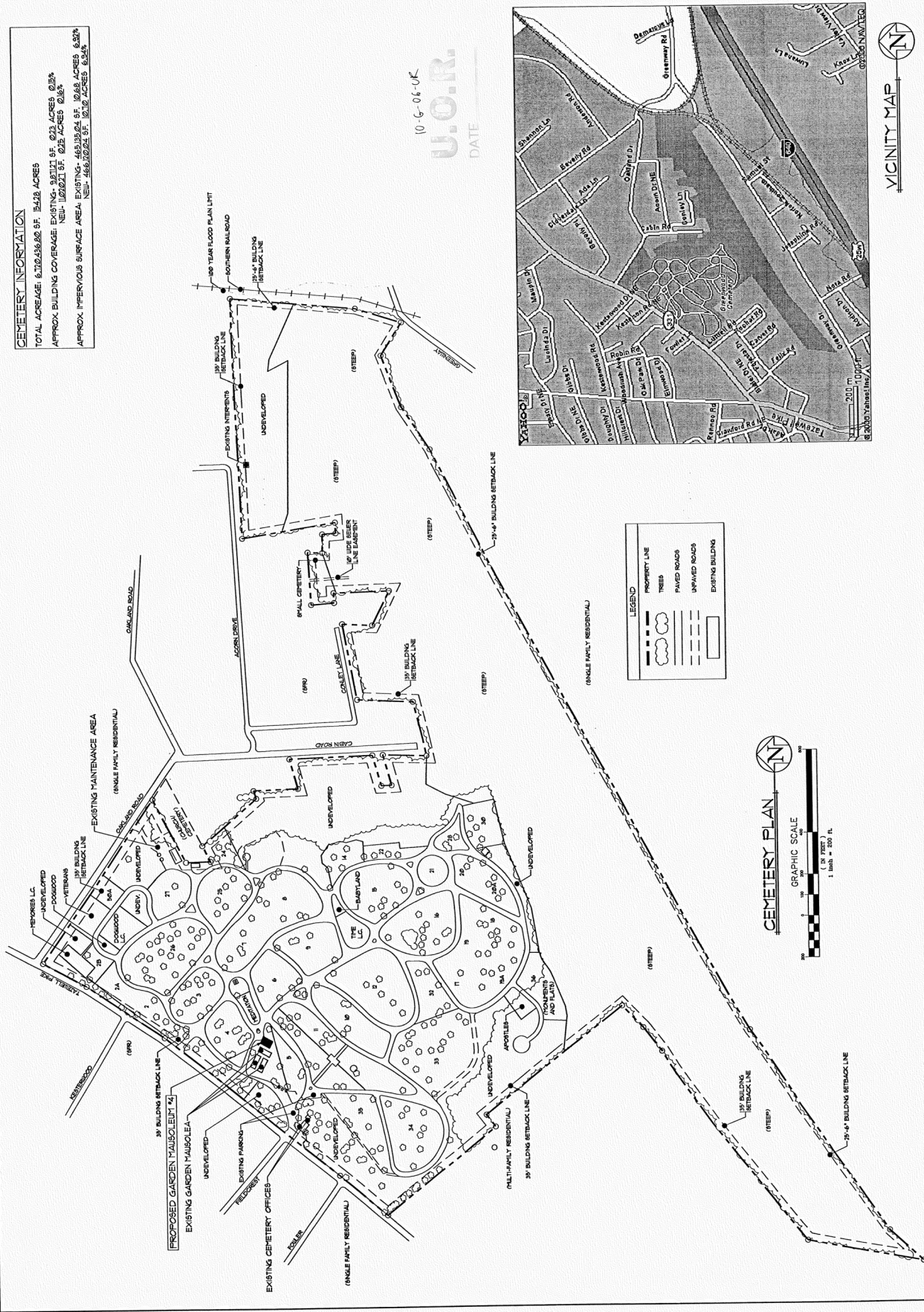
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CEMETERY INFORMATION
 TOTAL ACRES: 6.21243822 SF. 16428 ACRES
 APPROX. BUILDING COVERAGE: EXISTING: 98121 SF. 0.22 ACRES @ 18%
 APPROX. INFERRIOUS SURFACE AREA: EXISTING: 463139.04 SF. 10.68 ACRES @ 33%
 APPROX. INFERRIOUS SURFACE AREA: NEW: 463139.04 SF. 10.68 ACRES @ 33%

U.O.R.
 DATE: 10-6-06-UK



VICINITY MAP
 2 OF 8

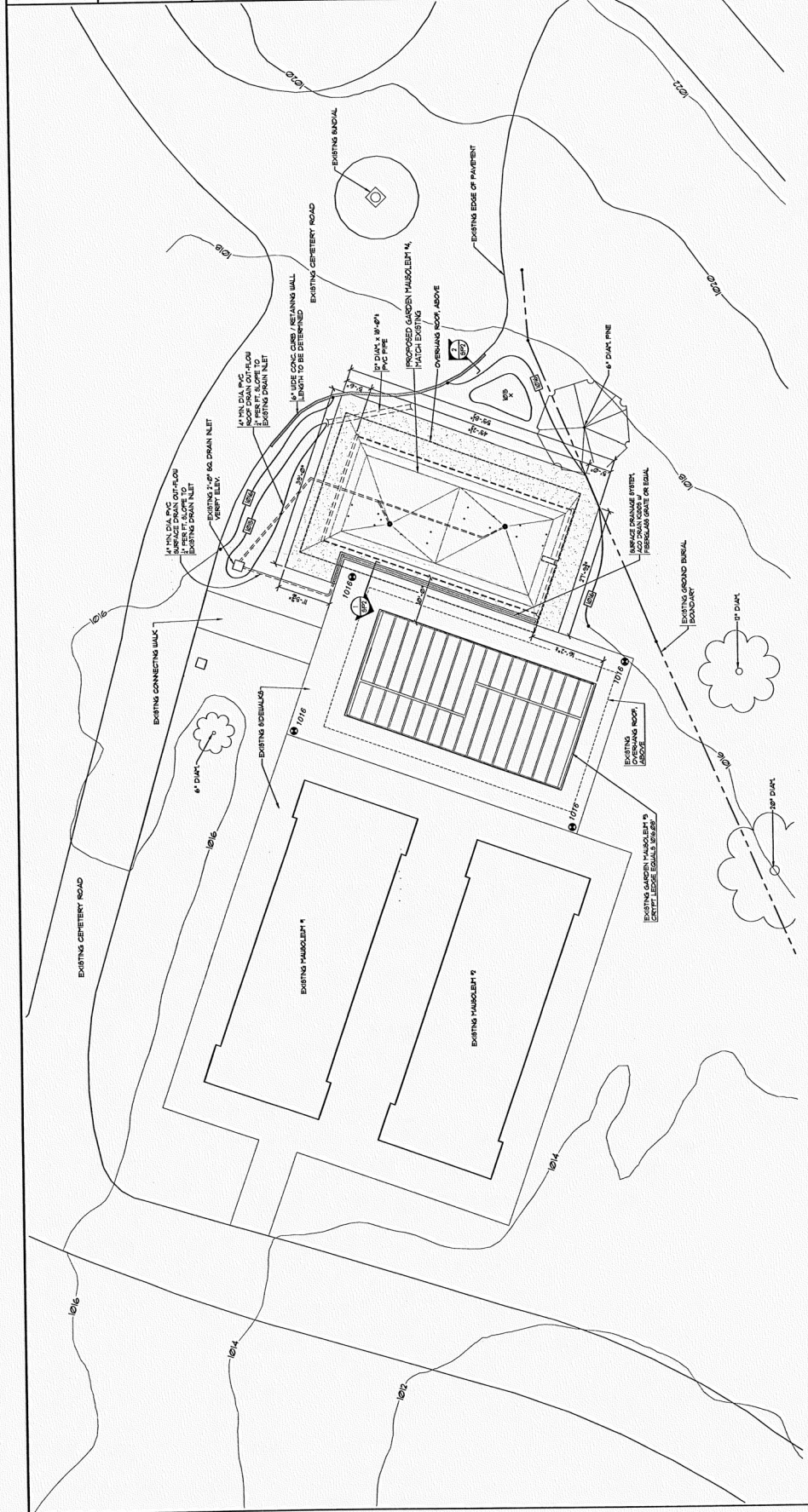
PREPARED BY: J.M.
 CHECKED BY: ELS
 ESTIMATED BY: J.M.
 CERTIFIED BY: [Professional Seal]
 DATE: 10-6-06

LARRY B. JUSTICE, ARCHITECT
 1315 WEST LIBERTY AVENUE
 PITTSBURGH, PENNSYLVANIA 15228
 412-571-5578

DATE	REVISIONS
26 JULY 2006	RELEASE FOR ESTIMATE/CLIENT REVIEW
30 AUG 2006	MEET WITH MR. CUMMINS RE CLIENT'S OWNERS & SEE MS
01 AUG 2006	RELEASE FOR PLANNING DEPT. REVIEW
13 AUG 2006	RELEASE FOR BLVD. DEPT. REVIEW
	RELEASE FOR CONSTRUCTION

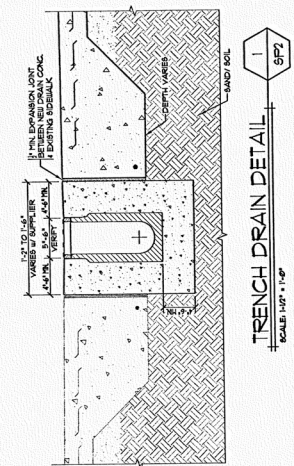
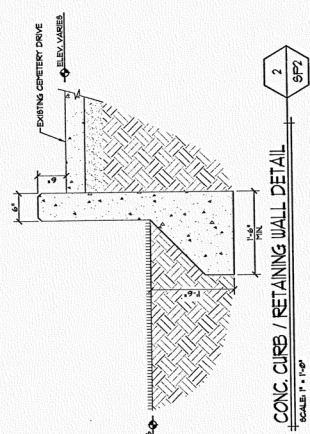
3500 TAZEWELL PIKE
 KNOXVILLE TENNESSEE 37918
**GARDEN MAUSOLEUM #4
 GREENWOOD CEMETERY**

SHEET NUMBER
SP2
 ARCHITECTURAL
 SITE PLAN
 8.5 x 11.0
 GBR/TAJ/SB 1707
 3 OF 10



ARCHITECTURAL SITE PLAN
 10-6-06-JR
 DATE
 U.O.R.
 GRAPHIC SCALE
 1" = 10'

NOTES:
 1. AS THIS IS THE FOURTH PHASE OF A MAUSOLEUM COMPLEX, ALL OF THE PREVIOUS PHASES MUST BE CONSTRUCTION. OWNER'S REPRESENTATIVE OR SITE ENGINEER PRIOR TO CONSTRUCTION.
 2. STONE SHELF ELEVATION, 42'-0" TO MATCH EXISTING (06/08/07).
 3. ALL DIMENSIONS ARE TO CONC. STONE LEDGE UNLESS OTHERWISE NOTED.



PRELIM BY: [Signature]
 CHECKED BY: ELS
 ESTIMATED BY: JM
 CERTIFIED BY: [Signature]

LARRY B. JUSTICE, ARCHITECT
 1315 WEST LIBERTY AVENUE
 PITTSBURGH, PENNSYLVANIA 15228
 412-571-5276

RELEASE FOR ESTIMATE/CLIENT REVIEW 26 JULY 2006
 RELEASE FOR PLANNING DEPT. REVIEW 31 AUG 2006
 RELEASE FOR BLDG. DEPT. REVIEW 01 SEP 2006

GARDEN MAUSOLEUM #4
 GREENWOOD CEMETERY
 3500 TAZEWELL PIKE
 KNOXVILLE TENNESSEE 37918

DATE: [Blank]
 DIMENSIONS: [Blank]

10-6-06 V.R.
 U.O.R.
 DATE

SHEET NUMBER
A1
 ELEVATIONS &
 MATERIAL LIST
 S.C.I. 801
 BRUNNEN 1207
 4 OF 5

MATERIAL LIST (VERIFY)

REFERENCE NO.	DESCRIPTION	COLOR/TEXTURE
1	METAL FLASHING	SLATE (VERIFY)
2	2" X 6" SPHERE CONCRETE FINISH SYSTEM	SLATE (VERIFY)
3	2" X 6" SPHERE CONCRETE FINISH SYSTEM	PLACED EXISTING (E.C.A.P)
4	2" X 6" POLISHED GRANITE TRIM	MANASSA HILLS ROMA PORRINO (VERIFY)
5	2" X 6" POLISHED GRANITE TRIM	CAPAO BONTIO (VERIFY)

DIMENSIONAL STONE MATERIAL LIST

MARK	QUANTITY	DIMENSIONS	TOTAL SF.	TYPE	CLIPPED CORNERS	DRILLED ENDS	OUT TO FIT IN FIELD	DESCRIPTION
A	31 (3 EXTRA)	35 3/8" x 28 7/8"	343.3 SF.	CRYPTIT FRONT	X			SPANISH ROSE ROMA PORRINO (VERIFY)
B	56 (2 EXTRA)	41 7/8" x 3 1/2"	56.0 SF.	HORIZONTAL TRIM		(1) EACH END		CAPAO BONTIO (VERIFY)
C	15 (1 EXTRA)	3 7/8" x 28 1/2"	30.6 SF.	VERTICAL TRIM		(1) EACH END		CAPAO BONTIO (VERIFY)
			373.9 SF.					
			1,020.9 SF.					

1. DRILLED 3/16" DIA. x 1/2" DEEP DOREL HOLE IN CENTER OF ALL ENDS OF TRIM PIECES.
 2. ALL PIECES SHALL HAVE FLASHEd EDGES.
 3. ALL PIECES SHALL HAVE FLASHEd EDGES.
 4. DRILLED DOREL HOLES FOR PANELS & VERTICAL TRIM ARE PLACED ON TOP & BOTTOM AND FOR HORIZONTAL TRIM HOLES ARE PLACED ON THE RIGHT & LEFT SIDES UNLESS NOTED OTHERWISE.



PRELIM BY: DRAWN BY: ELS CHECKED BY: JM ESTIMATED BY: JM CERTIFIED BY: LARRY B. JUSTICE ARCHITECT

LARRY B. JUSTICE, ARCHITECT
1315 WEST LIBERTY AVENUE
PITTSBURGH, PENNSYLVANIA 15228
412-571-5278

DATE	REVISIONS
28 JULY 2006	RELEASE FOR ESTIMATE/CLIENT REVIEW
30 AUG 2006	ADD BIDDING TO BE SUBMITTED BY OWNER'S CONTRACTORS & RE RELEASE FOR PLANNING DEPT. REVIEW
31 AUG 2006	RELEASE FOR BIDDING DEPT. REVIEW
	RELEASE FOR CONSTRUCTION

GARDEN MAUSOLEUM #4
GREENWOOD CEMETERY
3900 TAZEWELL PIKE
KNOXVILLE TENNESSEE 37918

SHEET NUMBER
A2
CRYPTIF FLOOR PLAN
& DETAIL
S.C.I. 801
GREENWOOD-1707
B OF B

