



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

▶ **FILE #:** 2-A-07-UR

**AGENDA ITEM #:** 86

**AGENDA DATE:** 2/8/2007

▶ **APPLICANT:** **MOUNT CALVARY BAPTIST CHURCH & ALZHEIMER'S ASSOCIATION OF EAST TENNESSEE**

**OWNER(S):** MOUNT CALVARY BAPTIST CHURCH

**TAX ID NUMBER:** 95 B L 058

**JURISDICTION:** City Council District 6

▶ **LOCATION:** **Northwest side of Dandridge Ave., end of Saxton Ave.**

▶ **APPX. SIZE OF TRACT:** **3.59 acres**

**SECTOR PLAN:** Central City

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

**ACCESSIBILITY:** Access is via Dandridge Ave., a minor arterial street with 20' of pavement within a 70' right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

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

▶ **EXISTING LAND USE:** **Church**

▶ **PROPOSED USE:** **Adult day care**

**HISTORY OF ZONING:** None noted

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

South: Park / R-1 (Low Density Residential)

East: Residences / R-1 (Low Density Residential)

West: Museum / R-1 (Low Density Residential) & R-1/H-1 (Low Density Residential/Historical Overlay)

**NEIGHBORHOOD CONTEXT:** This site is located on a well traveled arterial street that is situated within a predominately residential area. There is a park and cultural center located adjacent to the site.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for operation of an adult day treatment program within an existing church in the R-1 zoning district, subject to the following 4 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.

With the conditions noted above, this request meets the requirements for approval of an adult day treatment program in the R-1 zoning district and other criteria for a use on review.

## COMMENTS:

The existing Mt. Calvary Baptist Church is proposing to provide classroom space for an adult day care program. It has been determined by the Chief Building Official for the City of Knoxville that under the R-1 zoning district, adult day care programs are a use that is an extension of the ministry of the church. Since the proposed use is a ministry of the church, it is being considered as a use on review. The program is designed to provide therapeutic activities for individuals suffering from Alzheimer's. Although the church will be providing the space for the program, the program will be managed by the Alzheimer's Association. The program will serve up to 16 adults and have 2 employees. The program will operate Monday-Friday, 7:00 a.m. to 5:30 p.m. Since the program will be conducted during daytime hours, the use will not interfere with existing church activities which are usually scheduled in the evenings and on weekends. Individuals will be dropped off and picked up at the church's main entrance.

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

1. The proposal will have no impact on schools.
2. Dandridge Ave. is an minor arterial and provides adequate site distance in both directions from church's entrance. Traffic will be minimal due to the fact that most people attending the program will be bused to the church.
3. Public water and sewer utilities are available to serve the development.

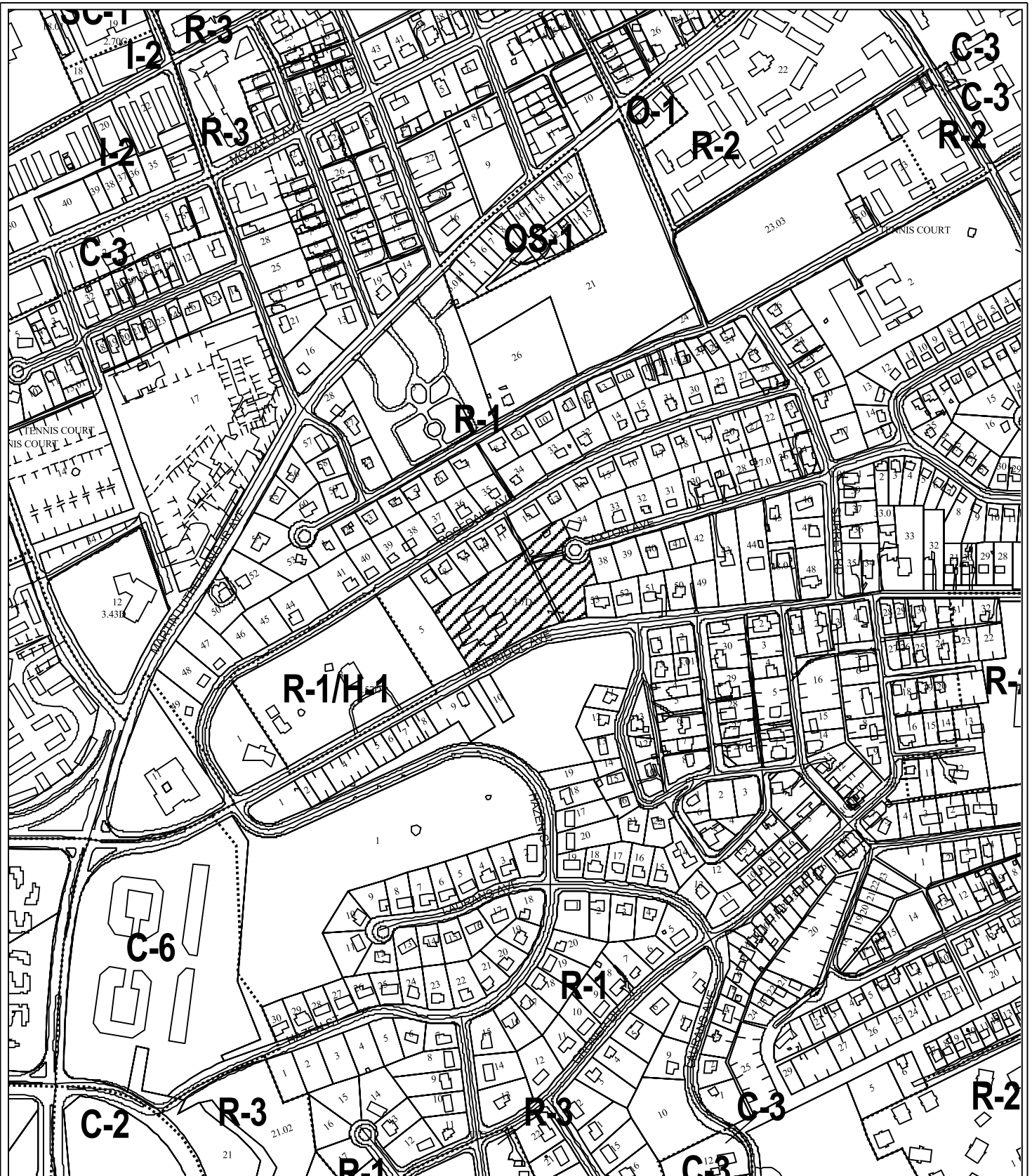
## CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDIANCE

1. The proposed adult day treatment program 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 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 Central City Sector Plan proposes low density residential 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.



2-A-07-UR  
 USE ON REVIEW



Adult day care center in R-1 (Low Density Residential)

Original Print Date: 01/23/07    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Mount Calvary Baptist Church  
 & Alzheimers Assoc.  
 of East Tennessee

Map No: 95

Jurisdiction: City



**From:** Gary Norman  
**To:** Donaldson, Mark  
**Date:** 12/7/2006 10:28:20 AM  
**Subject:** Adult Day Care

2-A-07-UR

#86

Mark,

I would appreciate your consideration in amending our Zoning Ordinance to define "Adult Day Care" and clarify the Zones where it would be allowed as a permitted use. Up to this point an "Adult Day Care" has been viewed as a "Personal Service" and if this is the intent then defining it as such would clarify the issue. If it is not the intent then the ordinance should be amended.

As you are aware the Knoxville City Council through Community Development funded an "Adult Day Care" program for the care of Alzheimer patients in a local church located in an R-1 Zone. I am viewing the use as an extension of the ministry of this church thus allowing it to be heard as a "use on review". Had I viewed the program as a stand alone business, it would be reviewed as a "personal service" and would not be allowed in an R-1 Zone.

This is another one of those issues that will continue to surface and clarifying it in the Zoning Ordinance would be helpful.

Thank you for your help!

Gary

**CC:** Cash, Anita; Reynolds, Tom; Wilson, Charles

# alzheimer's association

the compassion to care, the leadership to conquer

December 20, 2006

## EASTERN TENNESSEE CHAPTER

Mr. Randy Massey, Chairperson  
Metropolitan Planning Commission  
City County Building, Suite 403  
400 Main Street  
Knoxville, TN 37902

2-A07-UR  
#86

Dear Mr. Massey:

We are requesting a use on review on the property located at Mt. Calvary Baptist Church, 1807 Dandridge Ave., Knoxville. We are proposing Adult Day Care Program be located at the church. The Church will be providing the site for the program which will be managed by the Alzheimer's Association.


Seventy percent of individuals with Alzheimer's and related dementia are cared for at home. Often caregivers have little support or respite in their endeavor to care for their loved ones. A person with Alzheimer's usually lives between 8 – 10 years after diagnosis. Many families are desperate for help in the day to day care of their loved ones. A program such as an Adult Day Center can make a difference. The Center will provide fun therapeutic activities based on the individuals' level of function and interest. Activities will include meaningful experiences such as music, exercise, reminiscence, relaxation, arts and crafts and intergenerational activities. Most importantly, the Center will provide a safe supportive environment focusing on the quality of life experiences while at the Center. The Center will strive to help individuals maintain the highest level of function and independence.

The Adult Day Care Center will offer day services that are affordable to the community. Fees will be based on income and range from no charge to \$35.00 per day. The Center will operate Monday – Friday, 7:00 am – 5:30 pm. The Center will serve up to 16 clients on site with two employees to staff the Center.

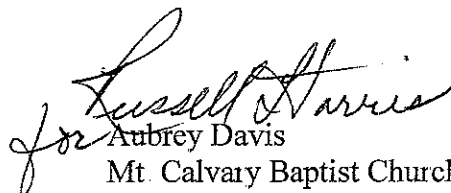
We feel that the Adult Day Care Center will provide a needed and valued service to the community. We have attached the required documentation for the use and review process. It is our request that the Metropolitan Planning Commission approve this request allowing us to proceed with our plans for the Adult Day Care Center.

If you have any questions or need additional information, please contact the Alzheimer's Association at 865 544-6288.

Sincerely,



Janice Wade-Whitehead  
Alzheimer's Association  
Executive Director

  
for Aubrey Davis  
Mt. Calvary Baptist Church  
Chairman, Official Board

ALZHEIMER'S DISEASE AND RELATED DISORDERS ASSOC. • EASTERN TN CHAPTER, INC.

2200 Sutherland Avenue, Suite H102 • Knoxville, TN 37919

(865) 544-6288 • Fax (865) 544-6249

# Mount Calvary Baptist Church

1807 Dandridge Avenue  
 Knoxville, TN 37915  
 865.524.8912  
 www.mtcalvaryknoxtn.com

## Legend

- E** Public Building Entrance
- M** Men's Restroom
- W** Women's Restroom

## Adult Day Center

### Areas proposed for use

Multipurpose Room  
 Library  
 Room #109 - office

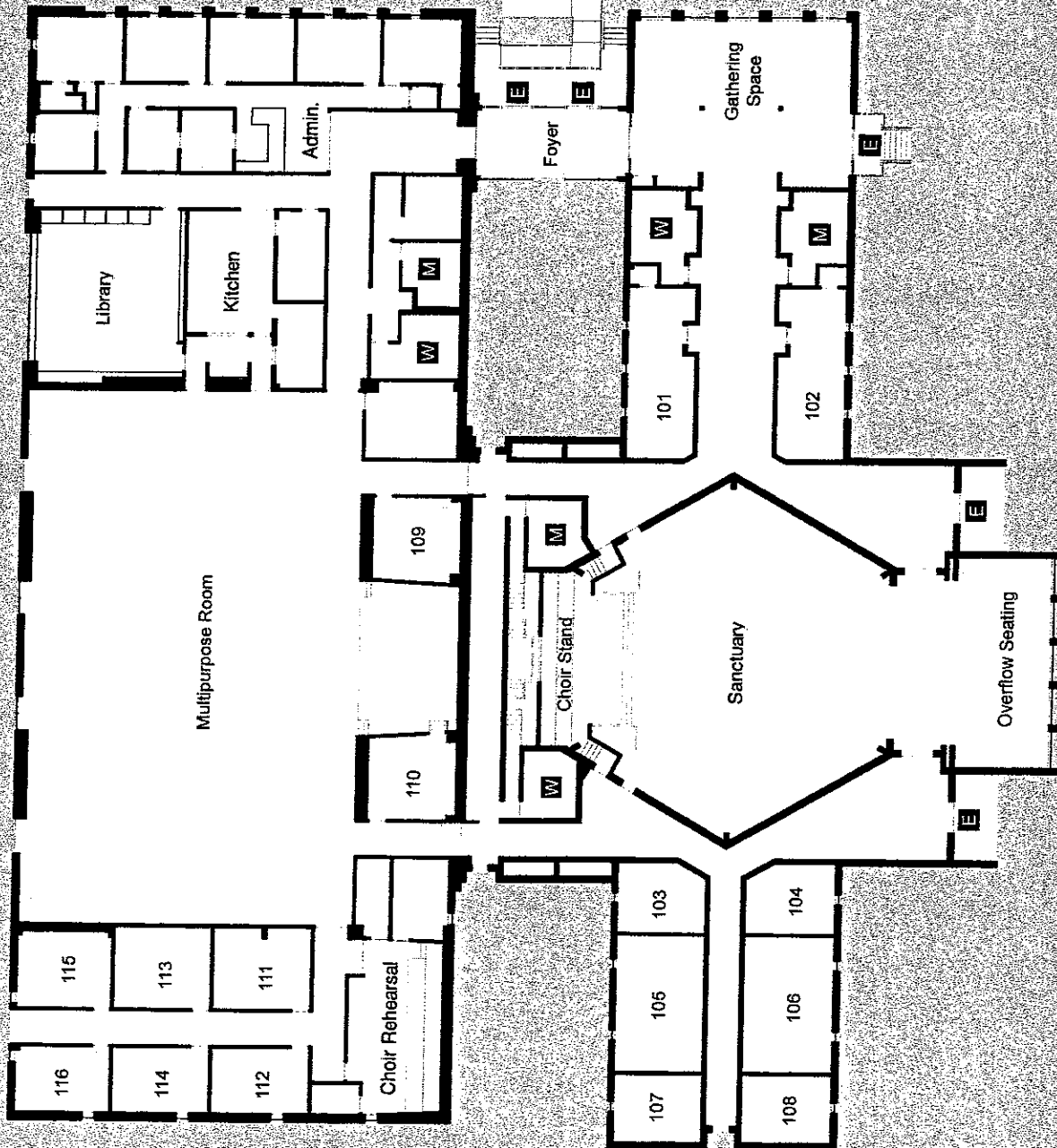
Drop off pick up point  
 public building entrance  
 adjoining foyer

Adult Day Center -  
 Approx 7200 square feet

Church

Approx. 30,000 square feet

map scale 1" = 30 feet



BREWER  
INGRAM  
FULLER  
*Architects Inc.*

ADDITIONS TO

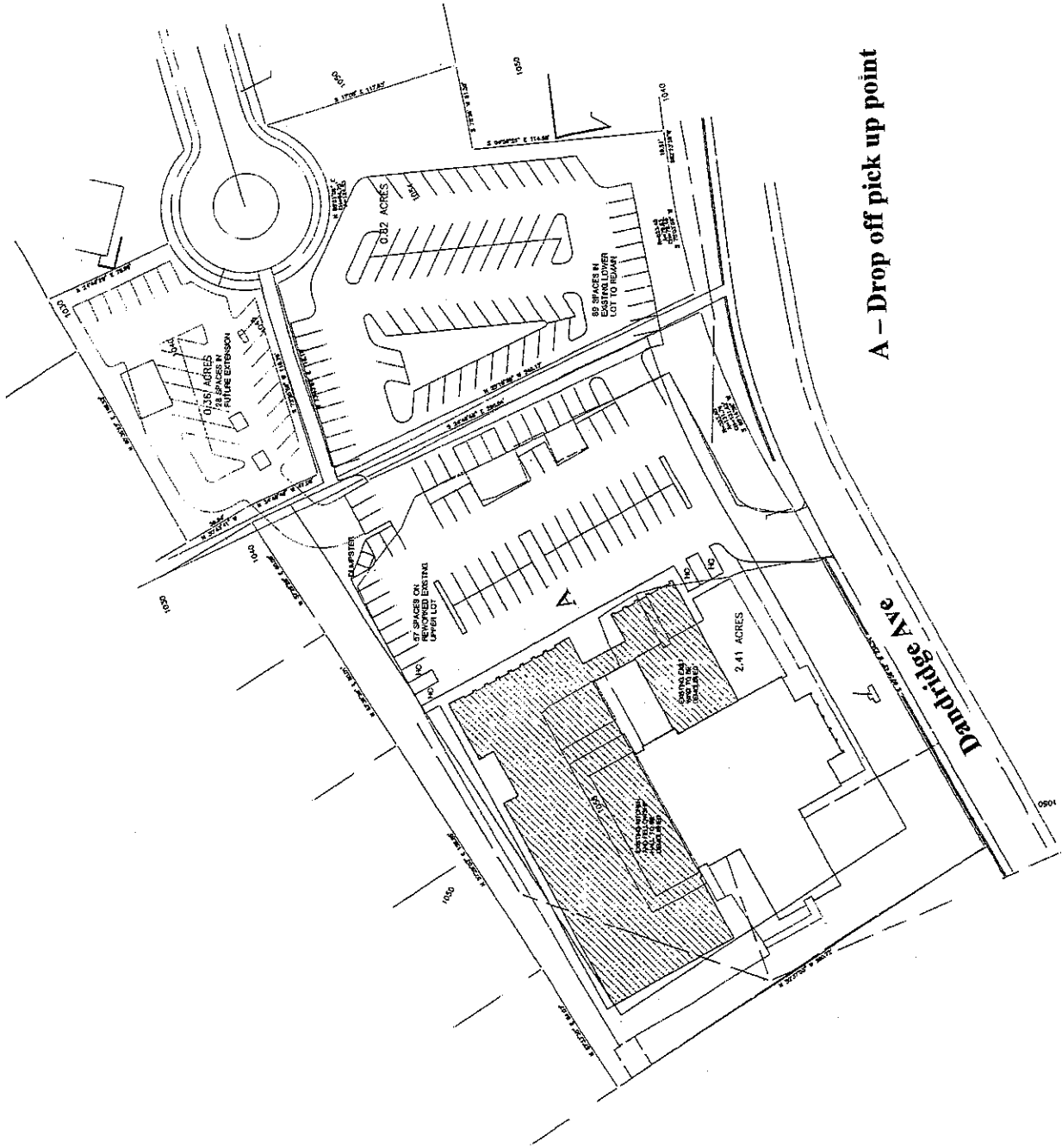
# MOUNT CALVARY BAPTIST CHURCH

SITE PLAN

PRELIMINARY  
- NOT FOR  
CONSTRUCTION



1



A - Drop off pick up point