



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

▶ **FILE #:** 2-E-09-UR

AGENDA ITEM #: 57

AGENDA DATE: 2/12/2009

▶ **APPLICANT:** ST. LUKES EPISCOPAL CHURCH & CITY OF KNOXVILLE

OWNER(S): DON PETERSON KCDC

TAX ID NUMBER: 82 N P 12, 13 & 14

JURISDICTION: City Council District 6

▶ **LOCATION:** Southwest side of S. Chestnut St., southeast side of Selma Ave.

▶ **APPX. SIZE OF TRACT:** 10880 square feet

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via S. Chestnut St., a collector street with a pavement width of 32' within a 50' wide right-of-way

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Williams Creek

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** St. Luke's Episcopal Church and parking expansion

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Beauty/ barber shop & Union Square Park / R-1 residential & OS-1 open space

South: Detached residences / R-1 residential

East: Church / R-1 residential

West: Detached residences / R-1 residential

NEIGHBORHOOD CONTEXT: Development in the area primarily consists of detached dwellings. Other uses in the area consist of a barber/beauty shop and a small public park. Zoning in the area consists of R-1 residential and OS-1 open space.

STAFF RECOMMENDATION:

▶ **APPROVE the request for the proposed church and parking expansion as shown on the development plan subject to 6 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Install all landscaping shown on the development plan within six months of the issuance of an occupancy permit for this project.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Combining the parcels that make up this site via the subdivision process before obtaining a building permit
6. Obtaining the necessary variance from the Knoxville Board of Zoning Appeals

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

COMMENTS:

St. Lukes Episcopal Church is obtaining property across from their present location from KCDC for the purpose of expanding their facility and to provide additional parking. The new structure that will be built on the site will house the storage space and packaging area for the Fish food pantry and it will also contain a meeting room. Parking will be provided on the site to meet the needs of the food pantry while it is operating and provide additional parking for the church at other times. Based on the preliminary design of the facility, variances will be required for parking and building setbacks. The requests for these variances have been filed and will be heard by the Knoxville Board of Zoning Appeals on February 19, 2009.

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

1. The proposed church expansion and parking lot will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed use is compatible with the other uses found in the area..
3. Access to this project will be via S. Chestnut Street which is classified as a collector street.

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

1. The proposed church expansion meets the standards for development within the R-1 (Low Density Residential) district and all other requirements of the Zoning Ordinances.
2. The proposed use is consistent with the general standards for uses permitted on review: It 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.

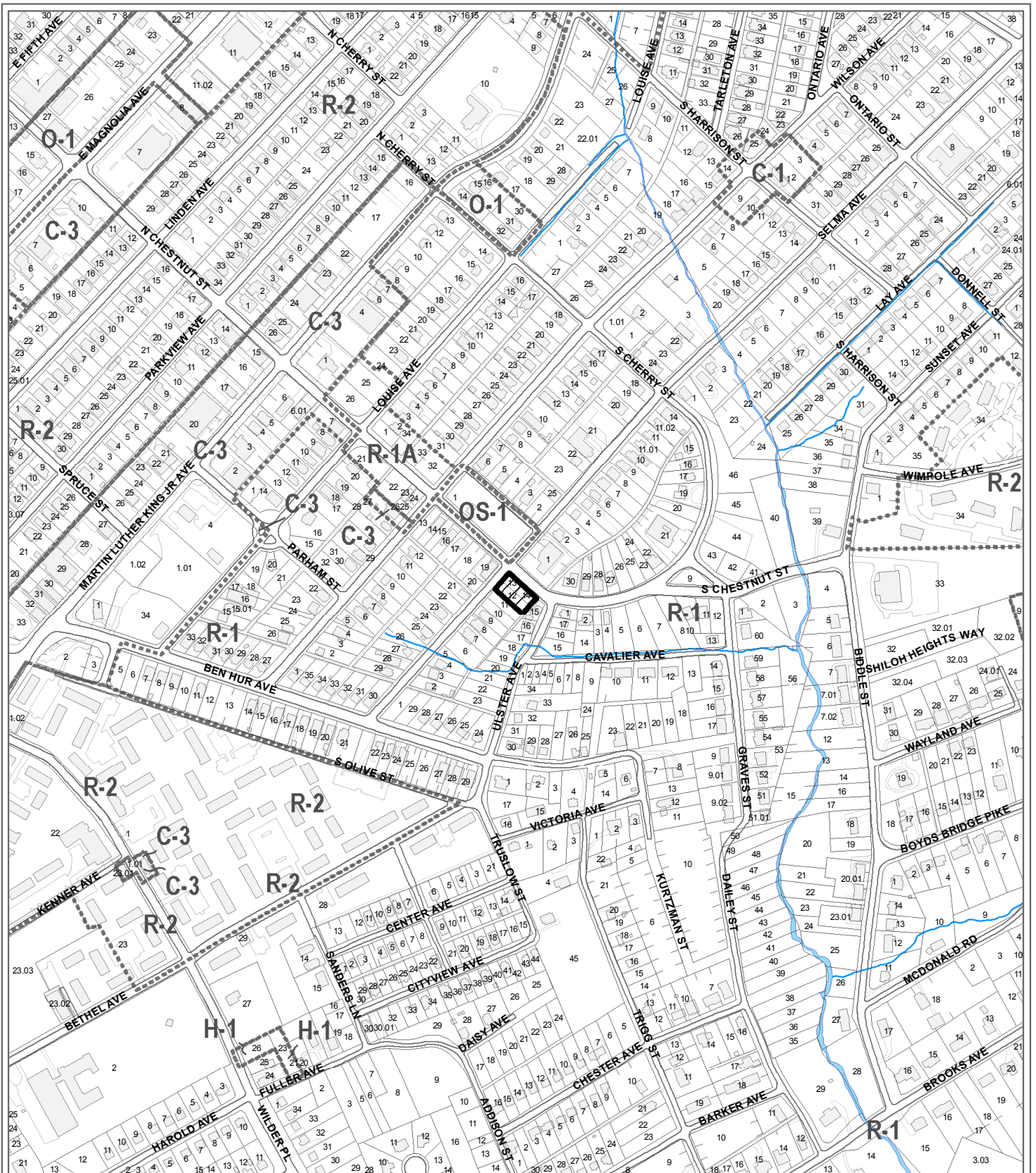
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan and the East City Sector Plan propose low density residential uses for this area. The proposed church expansion conforms the locational policies of the plan for the proposed use.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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-E-09-UR
USE ON REVIEW**



St. Luke's Episcopal Church Food Pantry in R-1 (Low Density Residential)

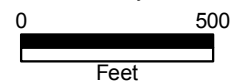
Original Print Date: 1/23/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: City of Knoxville

Map No: 82

Jurisdiction: City



SELMA AVENUE

PROPOSED SIDEWALK BY CITY

25'

16.5'

OPEN PORCH

9'

PROPERTY LINE

BUILDING SETBACK LINE

PROPOSED BUILDING

EXISTING SIDEWALK

Loading Dock

CHESTNUT STREET

PROPOSED PARKING

75'

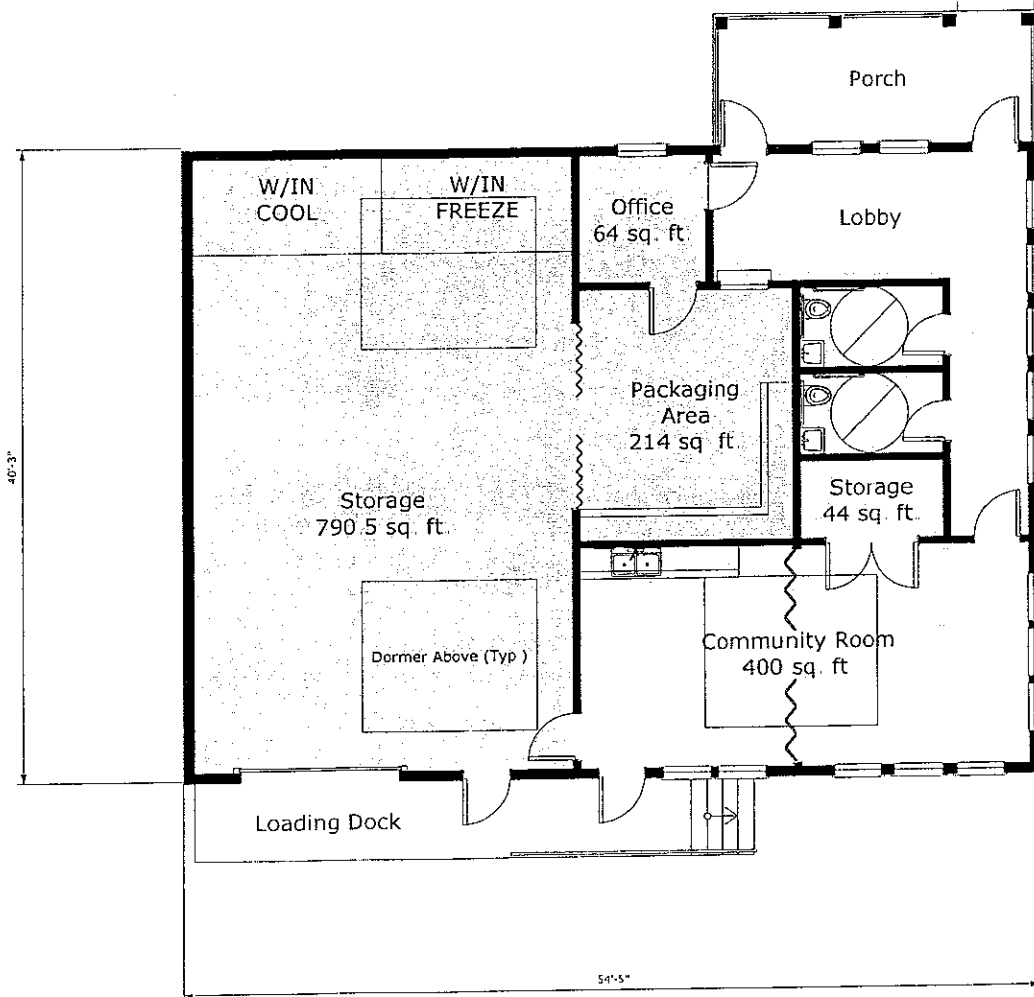
EXISTING SIDEWALK

ALLEY

2-E-09-UR



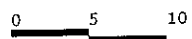
PROPOSED PLAN



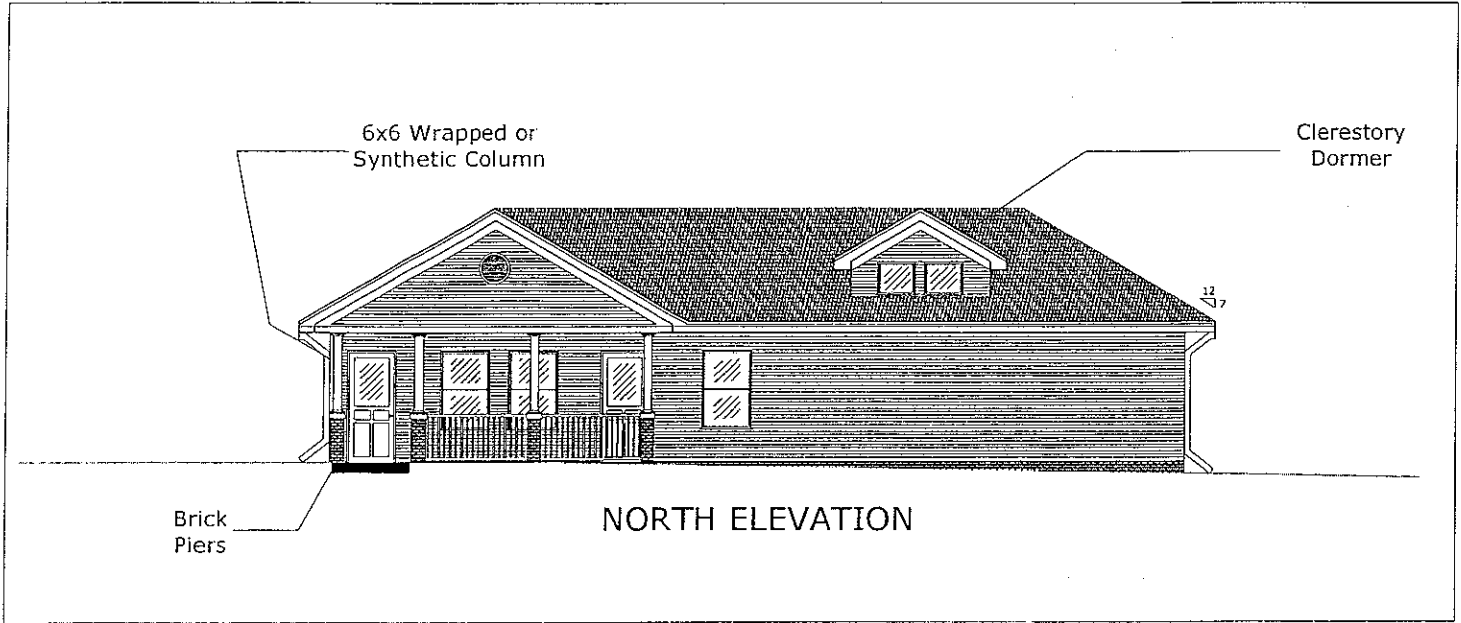
Food Pantry

Community Space

SCHEMATIC PRESENTATION DRAWINGS - NOT FOR CONSTRUCTION



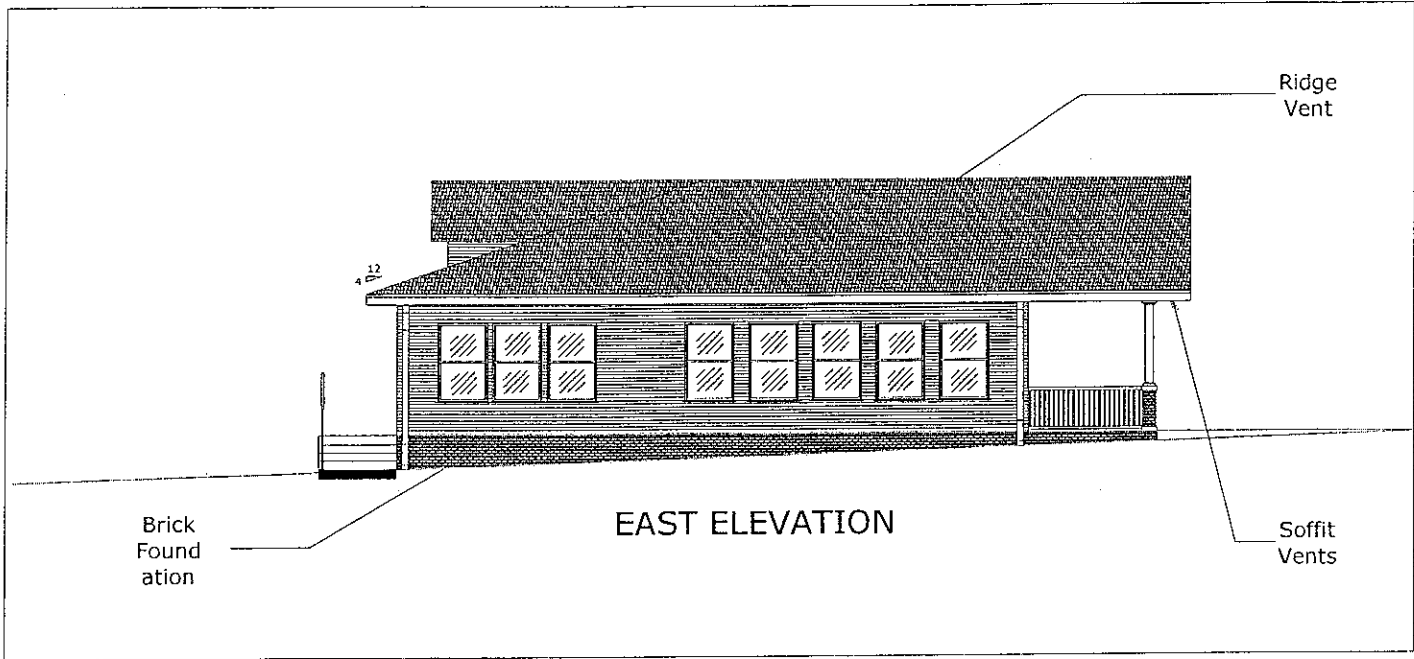
2-E-09-AR



SCHEMATIC PRESENTATION DRAWINGS - NOT FOR CONSTRUCTION



2-E-09UR



SCHEMATIC PRESENTATION DRAWINGS - NOT FOR CONSTRUCTION

0' 5 10



2-E-09-AR