

▶ **FILE #:** 10-E-09-UR

AGENDA ITEM #: 42

AGENDA DATE: 10/8/2009

▶ **APPLICANT:** **WANIS RGHEBI**
 OWNER(S): NORTH AMERICAN ISLAMIC TRUST

TAX ID NUMBER: 94 L N 008 & 011

JURISDICTION: City Council District 1

▶ **LOCATION:** **South side of Grand Ave., west side of Thirteenth St.**

▶ **APPX. SIZE OF TRACT:** **0.9 acres**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Grand Av., a local street with a pavement width of 22' within a 50' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** **R-2 (General Residential)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Overflow Parking for an existing church**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Norfolk Southern Railroad / I-3 Industrial

South: Apartments / R-2 Residential & NC-1 Neighborhood Conservation

East: Religious facility / C-3 Commercial

West: Apartments / R-2 residential

NEIGHBORHOOD CONTEXT: The site is located on the northern edge of the Fort Sanders neighborhood. The area is characterized by its mixture of residential and commercial uses.

STAFF RECOMMENDATION:

▶ **APPROVE the request for an overflow parking lot as shown on the development plan subject to 2 conditions**

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the R-2 district and the other criteria for approval of a use on review.

COMMENTS:

The applicants are proposing to construct an overflow parking lot on the property currently owned by the Knoxville Muslim Community. Since the proposed parking lot is not needed to meet their required number of

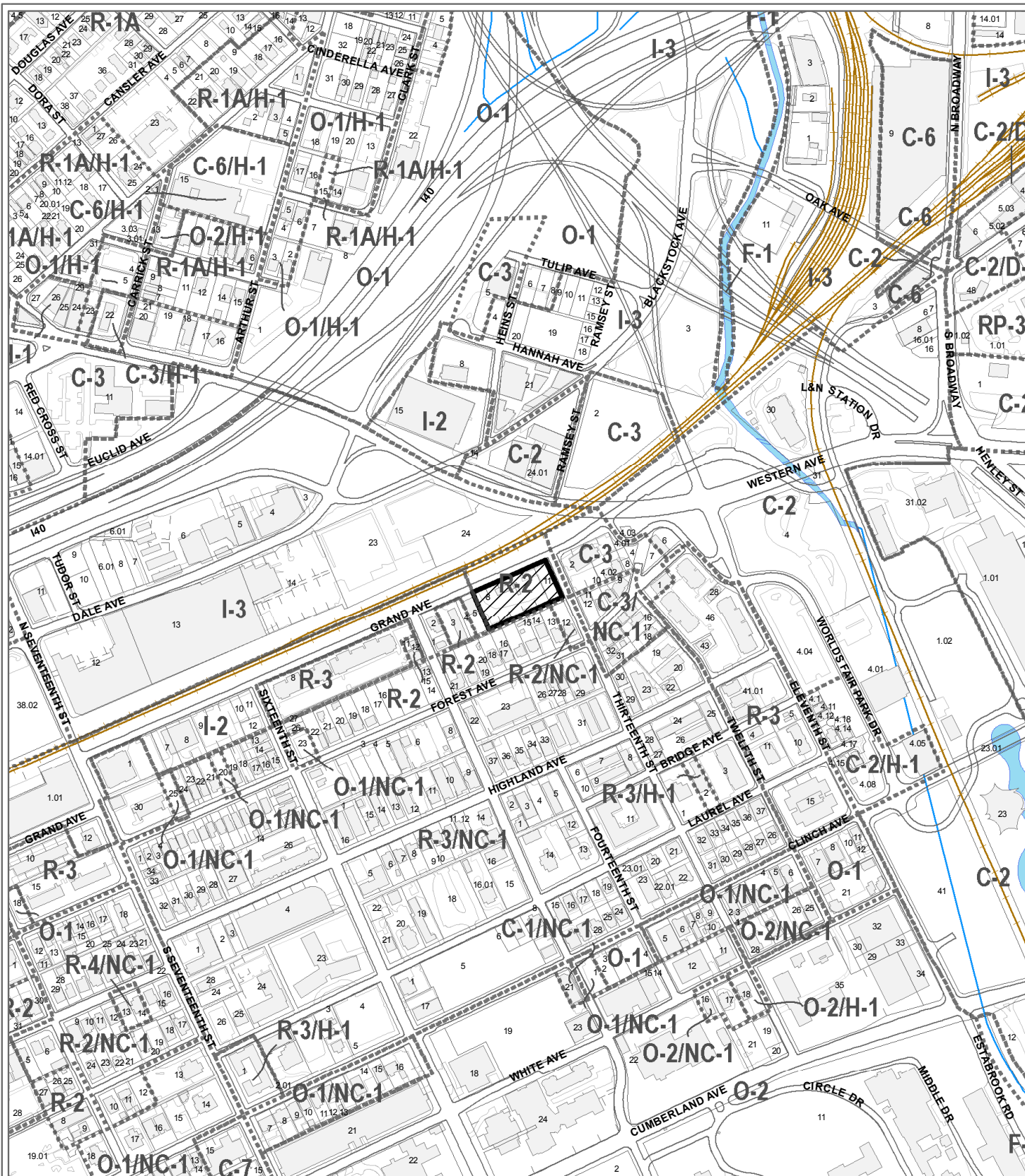
parking spaces, it has been proposed to have a gravel surface. The City of Knoxville Engineering Dept. has stated that a gravel surface can be permitted. Paving of a portion of the lot may be required in order to prevent gravel from migrating from the site onto the public right-of-way. Additionally, the applicant may need to obtain variances from the Knoxville Board of Zoning Appeals from some of the design standards for a typical parking lot design. Since this is being constructed as overflow parking, staff will not object to the variances. The site is well suited for the proposed use. Access will be provided from Grand Av and an alley.

With the conditions noted, the request meets the requirements for approval in the PR Zone and the other criteria for approval of a Use on Review.

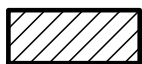
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**10-E-09-UR
USE ON REVIEW**



Overflow Parking for an existing church in R-2 (General Residential) & R-2 (General Residential) & NC-1 (Neighborhood Conservation Overlay)

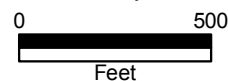
Original Print Date: 9/22/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Rghebi, Wanis

Map No: 94

Jurisdiction: City





NOTE:
THREE DAYS PRIOR TO AN EARTHQUAKE OR COLLISION, CONTRACTOR MUST CONTACT TENNESSEE ONE CALL AT 1-800-351-1111 TO CONFIRM LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.



NOTES:
1. ALL DIMENSIONS AND OFFSETS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. THE UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN LOCATED FROM FIELD SURVEY INFORMATION AND LOCATIONS SHOWN ARE BASED ON RECORD DRAWINGS. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES TO CONFORM WITH REGULATORY SET FORTH BY ANY MUNICIPAL, STATE, FEDERAL, AND/OR OTHER AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES TO CONFORM WITH REGULATORY SET FORTH BY ANY MUNICIPAL, STATE, FEDERAL, AND/OR OTHER AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES TO CONFORM WITH REGULATORY SET FORTH BY ANY MUNICIPAL, STATE, FEDERAL, AND/OR OTHER AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES TO CONFORM WITH REGULATORY SET FORTH BY ANY MUNICIPAL, STATE, FEDERAL, AND/OR OTHER AGENCY.

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3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND COSTS ASSOCIATED WITH THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES TO CONFORM WITH REGULATORY SET FORTH BY ANY MUNICIPAL, STATE, FEDERAL, AND/OR OTHER AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES TO CONFORM WITH REGULATORY SET FORTH BY ANY MUNICIPAL, STATE, FEDERAL, AND/OR OTHER AGENCY.
4. THERE ARE 29 PARALLEL PARKING SPACES.
5. TWO TRUCK CURBS APPROX 3.84' APART.
6. UTILITIES:
WATER 48"
SEWER 48"
GAS 48"
TELEPHONE BELL SOUTH
7. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND COSTS ASSOCIATED WITH THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES TO CONFORM WITH REGULATORY SET FORTH BY ANY MUNICIPAL, STATE, FEDERAL, AND/OR OTHER AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES TO CONFORM WITH REGULATORY SET FORTH BY ANY MUNICIPAL, STATE, FEDERAL, AND/OR OTHER AGENCY.
8. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT - 25'
SIDE - 5'
REAR - 25'
9. CONTOURS PROVIDED BY ANDOVERLE, ANDY COUNTY, MS.
10. BUILDINGS TO BE SITED ON 4 ACRES.
11. FINCH BANK ELEVATION IS SET BASED ON MAP 88 JATIM.

10-2-C-9-R
5/3/09

DESCRIPTION OF CONCEPT PLAN
UNDER THE TERMS OF THE PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES TO CONFORM WITH REGULATORY SET FORTH BY ANY MUNICIPAL, STATE, FEDERAL, AND/OR OTHER AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES TO CONFORM WITH REGULATORY SET FORTH BY ANY MUNICIPAL, STATE, FEDERAL, AND/OR OTHER AGENCY.



OWNER/DEVELOPER:
MCK
P.O. BOX 111
KNOXVILLE, TENNESSEE 37918
PHONE (865) 571-2800

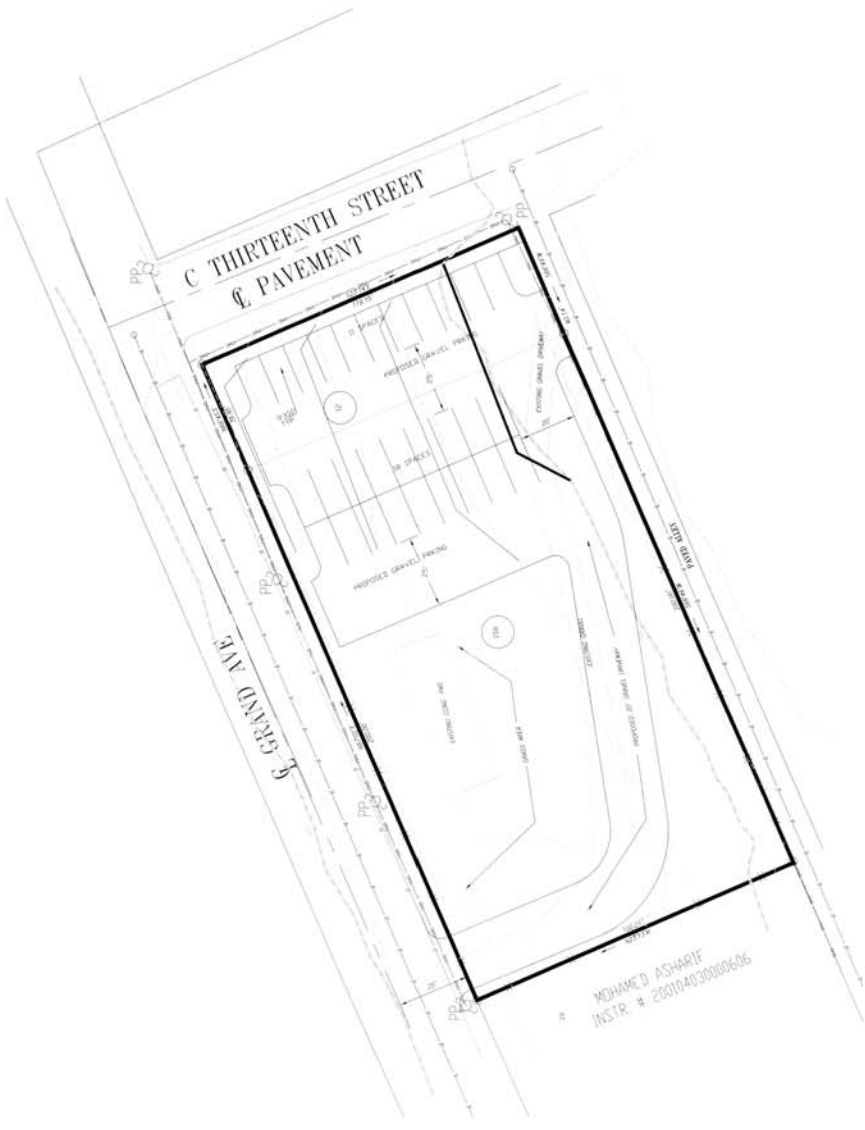
SITE ADDRESS:
1302 W 13TH GRAND AVE
KNOXVILLE, TENNESSEE 37918

LEGEND

---	EXISTING GRADE
---	PROPOSED GRADE
---	PROPOSED DRIVEWAY
---	PROPOSED SIDEWALK
---	PROPOSED TRUCK CURB
---	PROPOSED PARKING SPACE
---	PROPOSED TRUCK CURB
---	PROPOSED SIDEWALK
---	PROPOSED DRIVEWAY
---	PROPOSED GRADE
---	EXISTING GRADE

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AND OFFSETS. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES TO CONFORM WITH REGULATORY SET FORTH BY ANY MUNICIPAL, STATE, FEDERAL, AND/OR OTHER AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES TO CONFORM WITH REGULATORY SET FORTH BY ANY MUNICIPAL, STATE, FEDERAL, AND/OR OTHER AGENCY.



MOHAMED ASHARIF
INSTR # 200304030000606



NO.	DATE	REVISION	BY

REVISION	DATE	DESCRIPTION	BY

MOHAMED ASHARIF
INSTR # 200304030000606

SITE & GRADING PLAN FOR
MCK
TAX MAP 094-L, GROUP "N", PARCELS 8 & 11
10TH WARD, CITY BLOCK #10122
CITY OF KNOXVILLE
DISTRICT-4, ANDY COUNTY, TENNESSEE

MCKO 1-24-09-SP
SHEET 1 OF 1
PROJECT NO. 094-L-09-01