

▶ **FILE #:** 6-F-11-UR

AGENDA ITEM # 32

AGENDA DATE: 6/9/2011

▶ **APPLICANT:** CHRISTIAN ACADEMY OF KNOXVILLE

OWNER(S): Christian Academy of Knoxville

TAX ID NUMBER: 119 012

JURISDICTION: City Council District 2

▶ **LOCATION:** South side of Dutchtown Rd., west of Christian Academy Blvd.

▶ **APPX. SIZE OF TRACT:** 76.15 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access to the proposed cafeteria would be from within the CAK campus, via Academy Way, a private street with 26' of pavement width that connects to Dutchtown Rd.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Turkey Creek

▶ **ZONING:** RP-1 (Planned Residential) & A-1 (General Agricultural)

▶ **EXISTING LAND USE:** Christian Academy Campus

▶ **PROPOSED USE:** Cafeteria building for the Christian Academy Campus

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential) and A (Agricultural)

South: Golf course / RP-1 (Planned Residential) & PR (Planned Residential)

East: Residence and vacant land / A (Agricultural)

West: Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is within the campus of the Christian Academy of Knoxville, which is zoned RP-1 and A-1, and is located in a section of Dutchtown Rd. that is primarily residential development.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a cafeteria building in the RP-1 portion of the Christian Academy of Knoxville Campus, subject to 3 conditions:**

1. Meeting all requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

With the above conditions, this request meets all requirements for approval of a use on review in the RP-1

zoning district.

COMMENTS:

The applicant is proposing a new cafeteria building of approximately 6750 square feet to be located in an open area between the existing elementary and middle schools of the Christian Academy of Knoxville. The proposed building is located in the portion of the campus site that is zoned RP-1 (Planned Residential). There is sufficient parking available to serve the development.

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

1. The proposed cafeteria will have minimal impact on local services since all utilities are in place to serve this site.
2. The site will be accessed from Academy Way, which is a private street within the campus of the Christian Academy of Knoxville.
3. The proposed cafeteria is surrounded by the Christian Academy of Knoxville campus and will not impact any adjoining property.

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

1. The proposed cafeteria meets the standards for development within the RP-1 (Planned Residential) zoning district, as well as all other requirements of the Zoning Ordinance.
2. The proposed development 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.

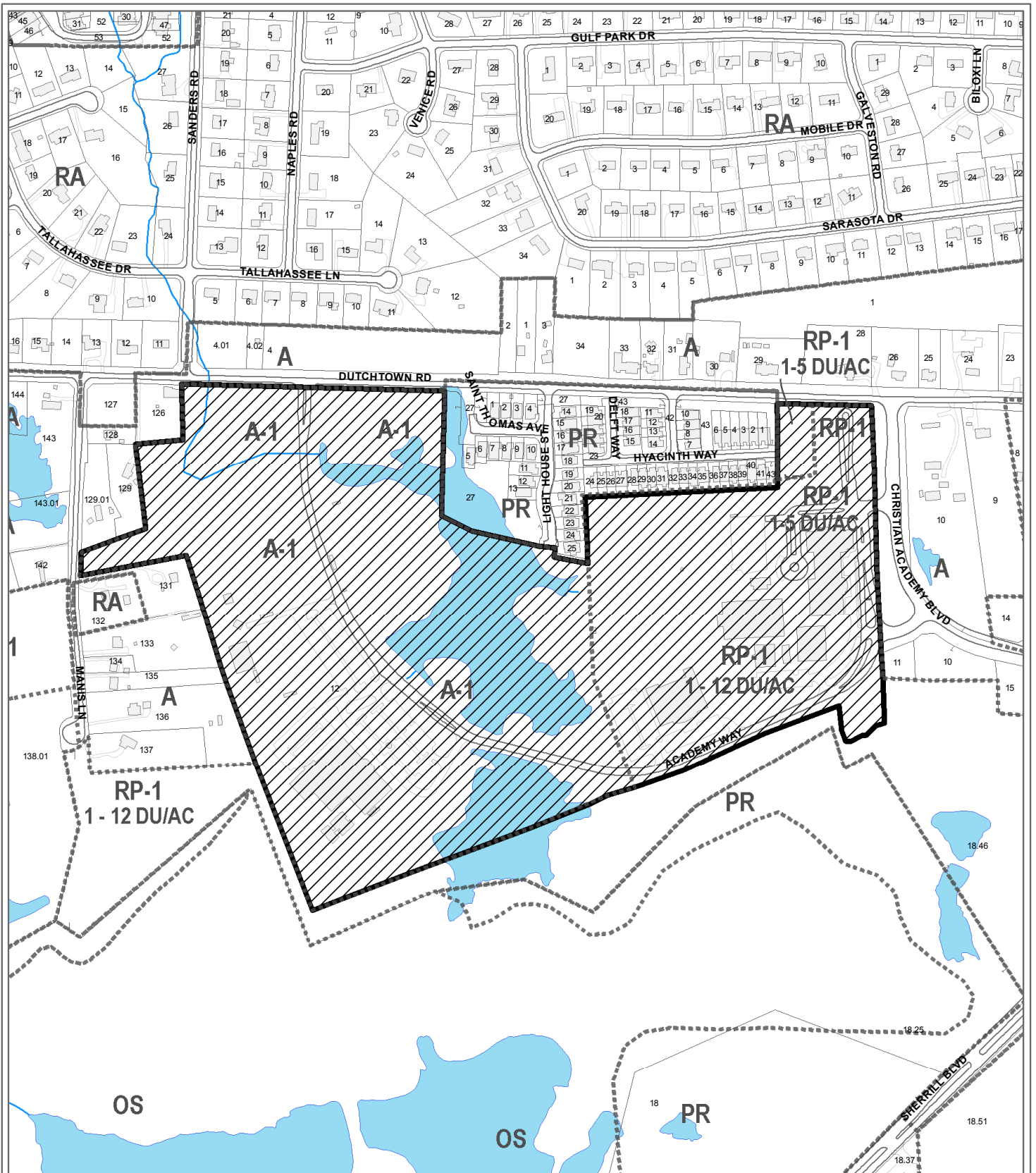
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes public institutional uses for the site, consistent with the use. The Knoxville One Year Plan designates this property medium density residential and open space uses, consistent with the zoning.
2. The site is located Urban Growth Area (within the City Limits of Knoxville) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



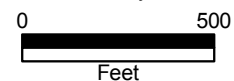
**6-F-11-UR
USE ON REVIEW**



Cafeteria building for the Christian Academy Campus in RP-1 (Planned Residential) & A-1 (General Agricultural)

Petitioner: Christian Academy of Knoxville

Map No: 119
Jurisdiction: City



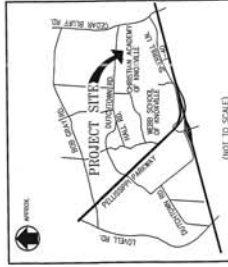
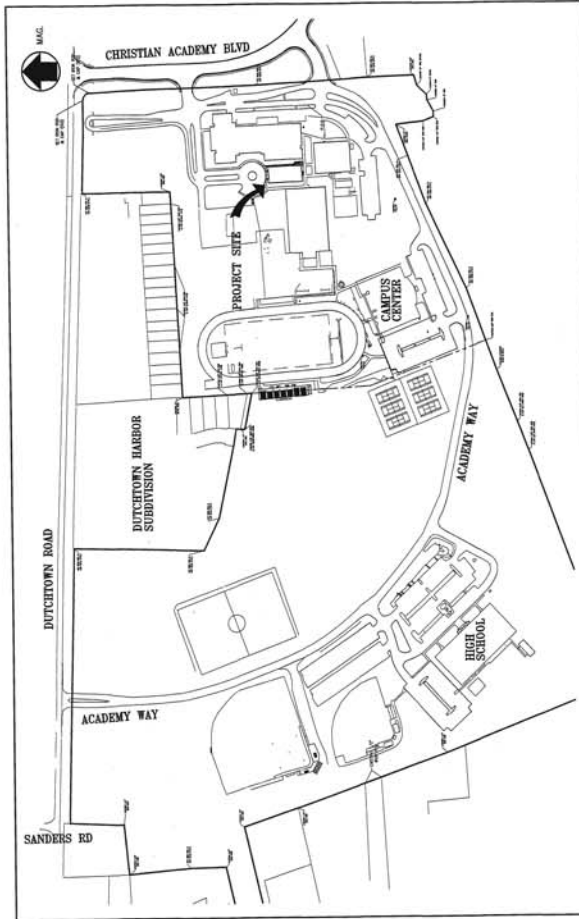
Original Print Date: 5/19/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

CHRISTIAN ACADEMY OF KNOXVILLE CAFETERIA KNOXVILLE, TENNESSEE

DRAWING INDEX

- C0.01 COVER SHEET
- C1.01 SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
- C2.01 SITE DETAILS

| PROPERTY DATA | |
|-----------------------|---------------------------------------|
| KNOX CO. C.L. MAP NO. | 119 |
| PARCEL NUMBER | 012 |
| JURISDICTION | CITY OF KNOXVILLE CITY BLOCK 40366 |
| ZONING | RP-1 PLANNED RESIDENTIAL DISTRICT |
| AREA | 76.19 AC. TOTAL / 0.34 AC. DISTURBED |



- NOTES:**
1. THE BOUNDARY SURVEY PROVIDED BY CANNON & CANNON, INC. DATED MAY 18, 2004.
 2. PROPERTY CONCERNED IS 0.34 AC. AS SHOWN ON THE SURVEY. THE TOTAL ZONING FOR THE PROPERTY IS RP-1 PLANNED RESIDENTIAL DISTRICT.
 3. ALL SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF KNOXVILLE ZONING ORDINANCES AND THE CITY OF KNOXVILLE ZONING ORDINANCES.
 4. OWNER: CHRISTIAN ACADEMY OF KNOXVILLE
KNOXVILLE, TN 37923
TEL. NO. (615) 544-8866
FAX NO. (615) 544-8866
 5. MINOR MODIFICATIONS MAY BE REQUIRED TO THE EXISTING DRAINAGE SYSTEM TO PROVIDE DRAINAGE AND EROSION CONTROL. THIS WILL BE EVALUATED AS PART OF THE FINAL DESIGN.
 6. A DETAILED LANDSCAPE PLAN SHALL MEET CITY OF KNOXVILLE REQUIREMENTS AND SHALL BE SUBMITTED WITH THE FINAL APPROVAL. PROOF TO OBTAINING SITE DEVELOPMENT PERMITS.
 7. GRID NORTH IS BASED ON A BEARING OF S 17° 55' 4" W. FROM GRID NORTH TO GRID SOUTH. THE DISTANCE FROM GRID NORTH TO GRID SOUTH IS 10.00 FEET. THIS DISTANCE HAS NOT BEEN REQUESTED TO BE ADJUSTED.

6-F-11-11R

LOCATION MAP
SCALE: 1" = 200'



1100 W. MAIN STREET, SUITE 100
KNOXVILLE, TN 37923
615.544.8866
www.perspectivearchitecture.com

A NEW CAFETERIA FOR
CHRISTIAN ACADEMY OF KNOXVILLE
629 ACADEMY WAY KNOXVILLE TN 37923

| NO. | REVISIONS | TITLE | DATE |
|-----|-----------|-------------------|------|
| 1 | ISSUED | GENERAL SITE PLAN | |

FOR REVIEW ONLY
FOR CONSULTATION



UR0.1

LEGEND

| | |
|-----|--------------------------|
| --- | EXISTING BOUNDARY |
| --- | ADJOINING PROPERTY LINE |
| --- | EXIST. JOINT PERMANENT |
| --- | EXIST. JOINT PERMANENT |
| --- | EXIST. EASEMENT LINE |
| --- | EXIST. STORM |
| --- | EXIST. SEWER |
| --- | EXIST. WATER |
| --- | EXIST. FENCE |
| --- | UNDERGROUND POWER |
| --- | UNDERGROUND GAS LINE |
| --- | CATCH BASIN |
| --- | CORRUGATED METAL PIPE |
| --- | REINFORCED CONCRETE PIPE |
| --- | ANCHOR WIRE |
| --- | ANCHOR WIRE |
| --- | LIGHT POLE |
| --- | WATER VALVE |
| --- | WATER METER |
| --- | SDM |
| --- | SAWTOOTH MANHOLE |

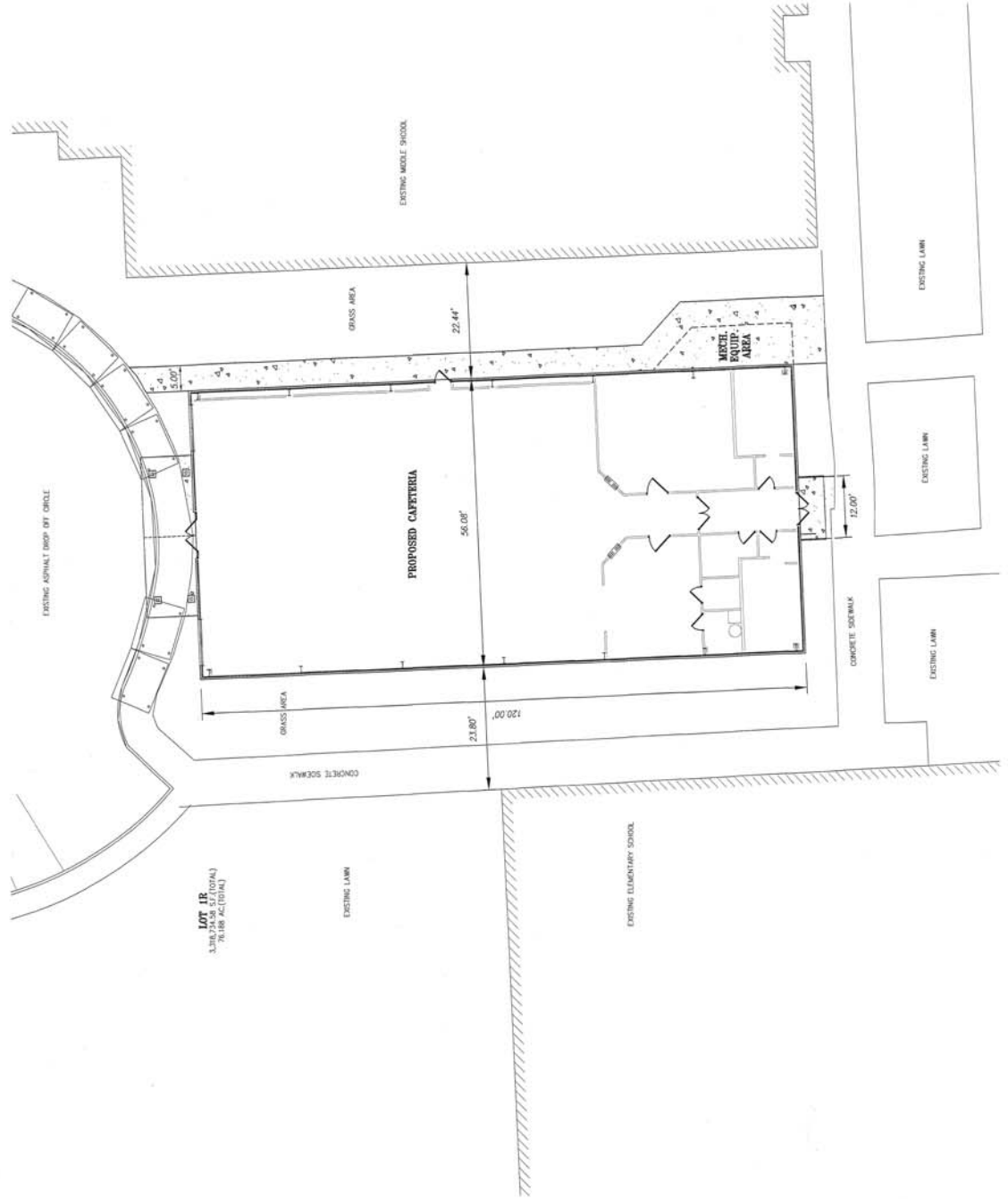


- NOTES:**
1. PRIMARY SURVEY PROVIDED BY CANNON & CANNON, INC. DATED MAY 18, 2004.
 2. PROPERTY CONCERNED REFLECTS PARCEL 12.00 AS SHOWN ON THE SURVEY. THE PROPERTY IS 30'-1" WIDENED SECTIONAL DISTRICT.
 3. ALL SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF KNOXVILLE ZONING ORDINANCE.
 4. OWNER: CHRISTIAN ACADEMY OF KNOXVILLE, KNOXVILLE, TN 37923
 TEL: (606) 599-4779
 FAX: (606) 599-4778
 5. WORK MODIFICATIONS MAY BE REQUIRED TO THE EXISTING SEWERAGE SYSTEM TO PROVIDE SEWERAGE AND WATER SERVICE. THIS WILL BE EVALUATED AS PART OF THE FINAL DESIGN.
 6. A DETAILED LANDSCAPE PLAN SHALL MEET CITY OF KNOXVILLE REQUIREMENTS AND BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING SITE DEVELOPMENT PERMIT.
 7. GRID METERS IS BASED ON A BEARING OF S 17°03'14" E FROM THE POINT OF BEGINNING TO ADJACENT DISTANCES THAT NOT BEEN REDUCED TO GRID.

STATEMENT OF CONSENT
 I, the undersigned, hereby consent to the engineering under the laws of the State of Tennessee, and to the issuance of a permit for the construction of the project described herein. I understand that the project is subject to the review and approval of the Knoxville Area County Planning Commission.

Tennessee Certificate No. _____
 Engineer

6F-11-uk





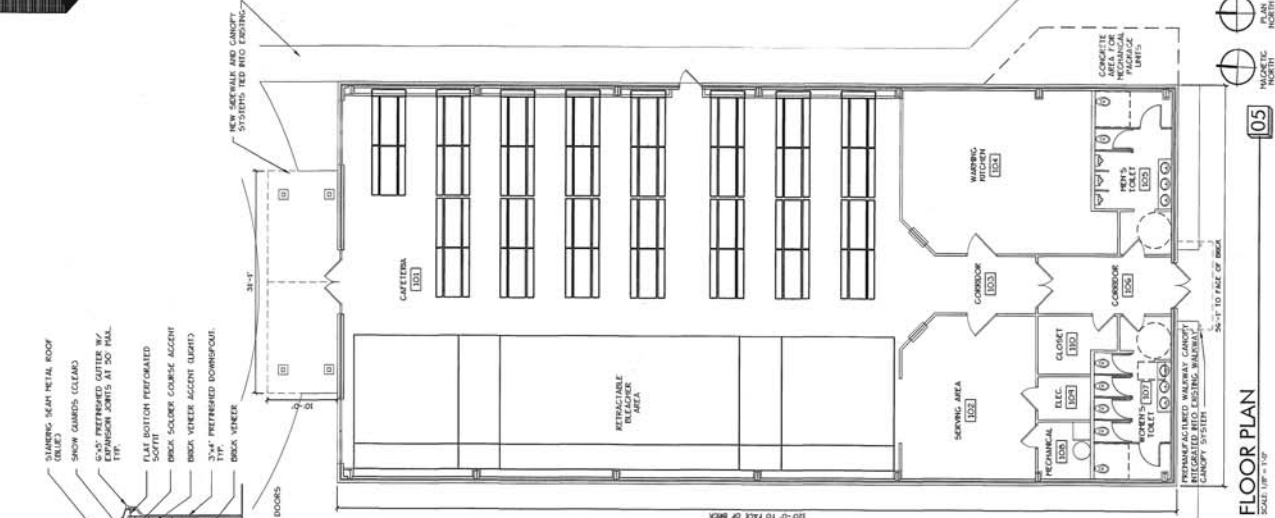
6 HIGHLAND COLONY RD
6 SUMMIT, TN 37203
www.perspectivearch.com

A NEW CAFETERIA FOR:
CHRISTIAN ACADEMY OF KNOXVILLE
529 ACADEMY WAY KNOXVILLE TN 37923

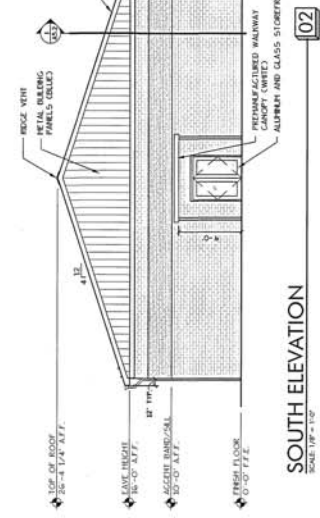
6-F-11-UR

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2009 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

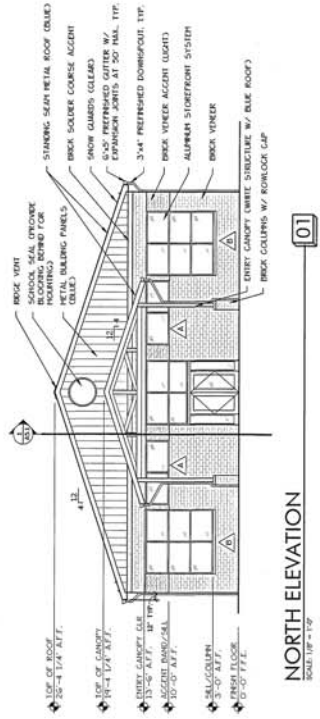
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SCALE: AS SHOWN



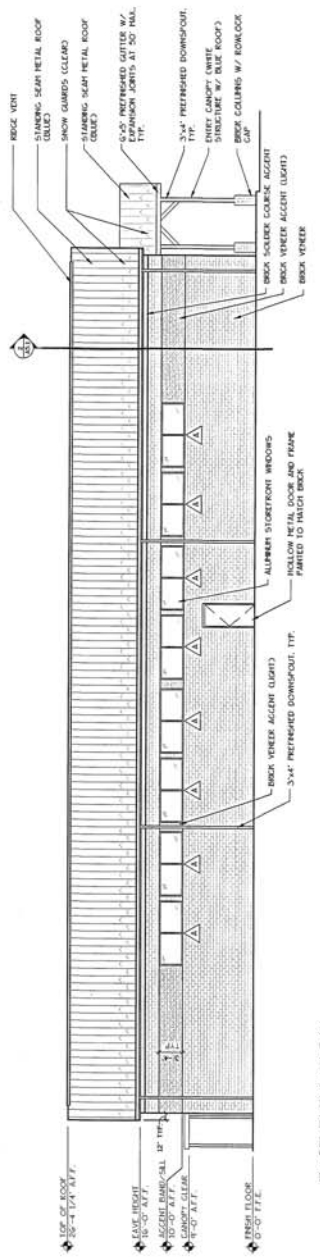
FLOOR PLAN
SCALE: 1/8" = 1'-0"



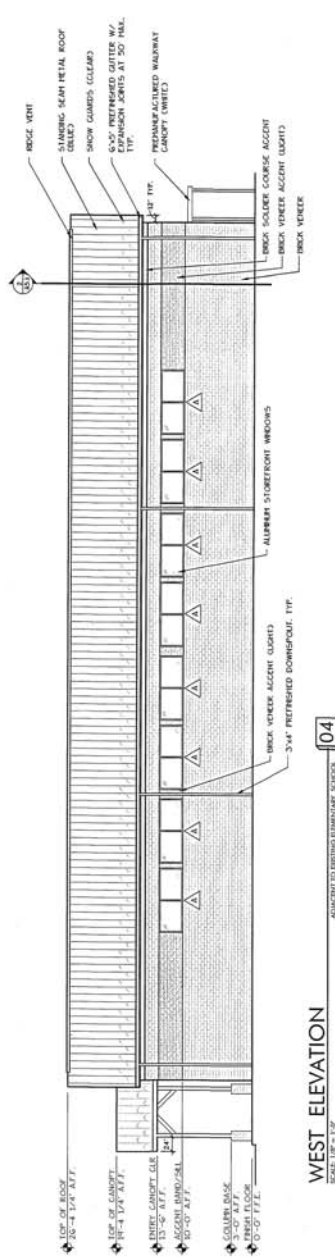
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



MAGNETIC NORTH

PLAN

05

36'-11" TO FACE OF BRICK

PREMANUFACTURED WALKWAY CANOPY (WHITE) ATTACHED TO EXISTING WALKWAY CANOPY (WHITE)

TOILET (MEN)

TOILET (WOMEN)

MECHANICAL

ELEC

CLOSET

WAITING AREA

CORRIDOR

CORRIDOR

CAFETERIA

RETRACTABLE TABLE AREA

NEW BRICK VENEER AND CANOPY (WHITE) ATTACHED TO EXISTING WALKWAY CANOPY (WHITE)

36'-11" TO FACE OF BRICK

34'-0" TO FACE OF BRICK

18'-0" TO FACE OF BRICK

18'-0" TO FACE OF BRICK

18'-0" TO FACE OF BRICK

18'-0" TO FACE OF BRICK

18'-0" TO FACE OF BRICK

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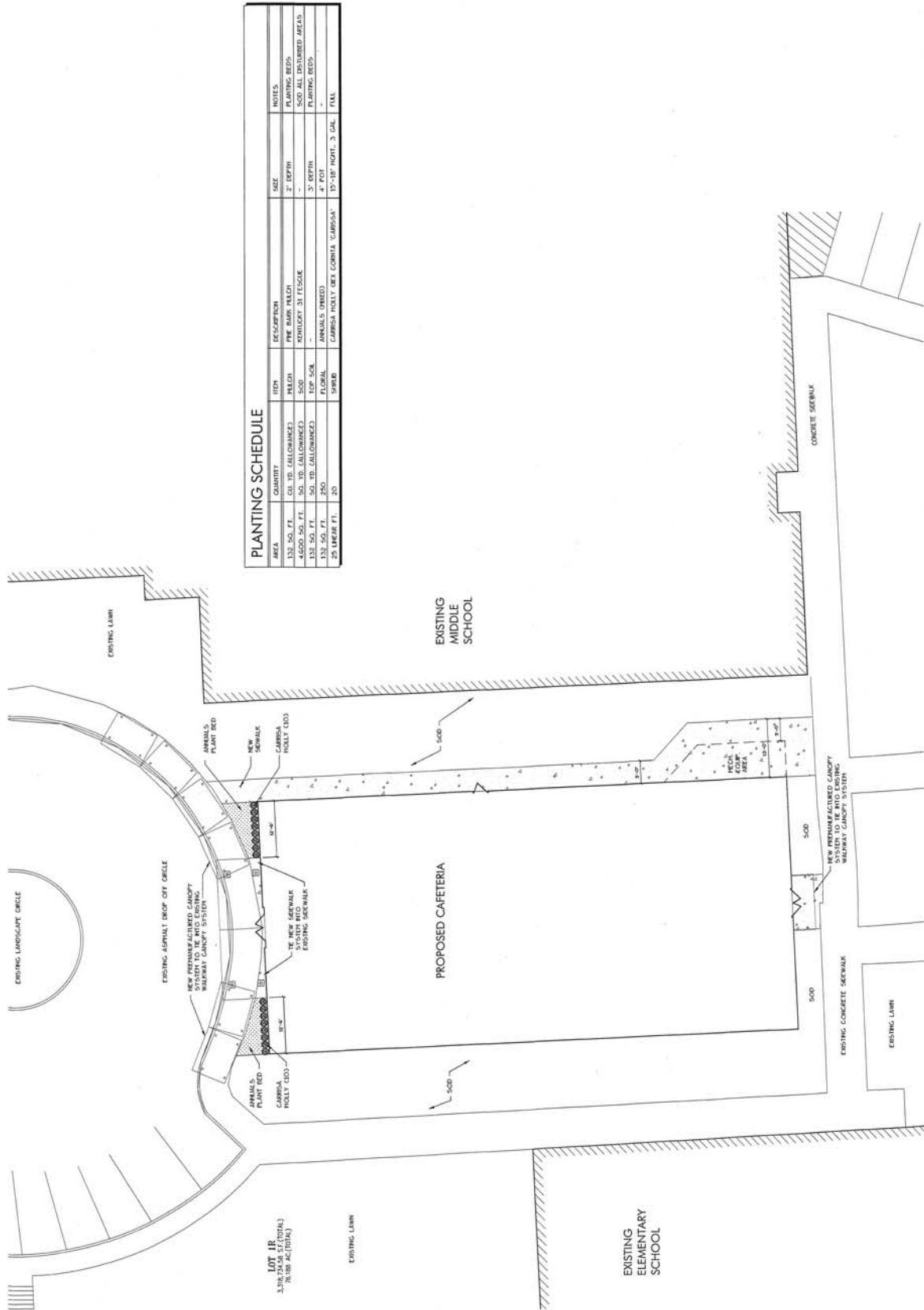
18'-0" TO FACE OF BRICK

18'-0" TO FACE OF BRICK

18'-0" TO FACE OF BRICK

6-F-11-11R

| | |
|---|----------------------|
| ALL CONSTRUCTION OCCURRING WITHIN THE EXISTING FOOTPRINT SHALL BE SHOWN WITH DASHED LINES. TO CLARIFY, ALL EXISTING CONSTRUCTION SHALL BE SHOWN WITH DOTTED LINES. ALL NEW CONSTRUCTION SHALL BE SHOWN WITH SOLID LINES. ALL DIMENSIONS SHALL BE SHOWN WITH DIMENSION LINES AND ARROWS. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE WALKWAY UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE PLANTING BED UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SEWER UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE WATER UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE GAS UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ELECTRIC UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE TELEPHONE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CABLE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE FIBER OPTIC UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SLOPE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE WALKWAY UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE PLANTING BED UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SEWER UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE WATER UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE GAS UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ELECTRIC UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE TELEPHONE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CABLE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE FIBER OPTIC UNLESS OTHERWISE NOTED. | |
| DATE: 05/18/11 | DRAWN BY: J. W. WOOD |
| TITLE: LANDSCAPE PLAN | PROJECT: 6-F-11-11R |
| REVISIONS: | NO. 1 |
| NUMBER: | L1.1 |



LANDSCAPE PLAN
 SCALE 1" = 10'-0"
 NORTH
 PLANTING SCHEDULE