

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

▶ **FILE #:** 5-D-13-UR

**AGENDA ITEM #:** 36

**AGENDA DATE:** 5/9/2013

▶ **APPLICANT:** VALLEY VIEW BAPTIST CHURCH

OWNER(S): Valley View Baptist Church

TAX ID NUMBER: 70 B A 019

JURISDICTION: City Council District 4

▶ **LOCATION:** South side of Old Valley View Dr., North side of Valley View Dr.

▶ **APPX. SIZE OF TRACT:** 12500 sq. ft.

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Old Valley View Dr., a local street with a pavement width of 17' to 19' within a 40' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Church parking expansion

HISTORY OF ZONING: The site was RP-1 (Planned Residential) in the early 1970's

SURROUNDING LAND USE AND ZONING: North: Church / RP-1 residential

South: Apartments / RP-1 residential

East: Dwellings & vacant land / RP-1 residential

West: Apartments / RP-1 residential

NEIGHBORHOOD CONTEXT: This site was included in a large general rezoning to RP-1 (Planned residential) that was done in the 1970's. Since that time numerous apartments and other types of attached and detached housing has been built in the area.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a parking lot to serve the church as requested subject to 2 conditions**

1. Revising the parking lot site plan to meet the City of Knoxville requirements for design and access
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the RP-1 zoning district and the general requirements for approval of a use on review.

**COMMENTS:**

The church has acquired this property and demolished an apartment building in order to prepare the site for the proposed parking lot. The use of this site for a parking lot will have no negative impact on the remaining surrounding apartment buildings. The proposed site plan will need to be refined in order to meet the City's standards for a parking lot.

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

1. The proposed parking lot will have minimal impact on local services since no utilities are required.
2. The use will not generate any additional traffic.

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

1. With the recommended conditions, the proposed parking lot meets the standards for development as required by the RP-1 zoning district and all other requirements of the Zoning Ordinance.
2. The proposed parking lot 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.

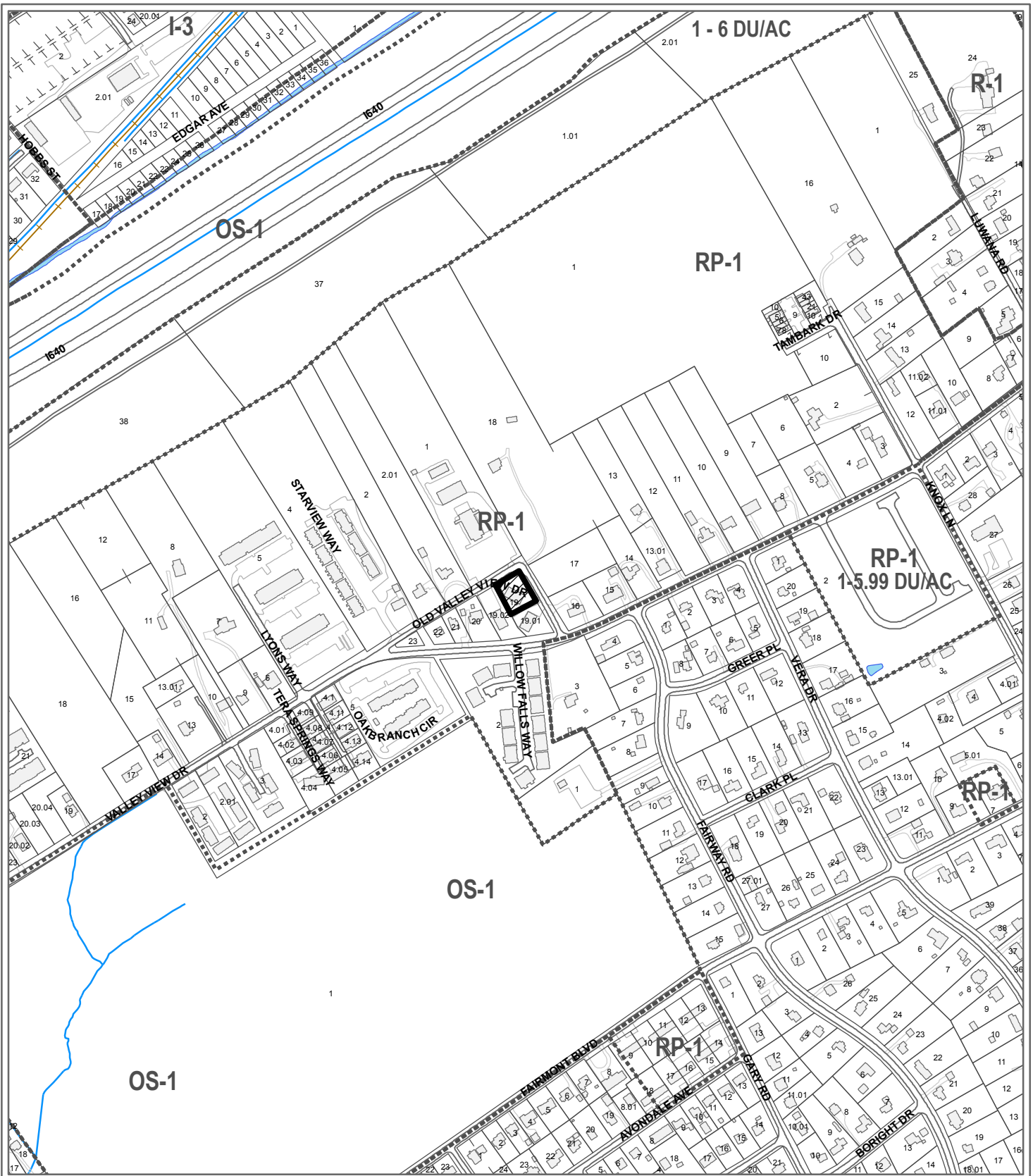
#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan and One Year Plan identifies this property for medium density residential use which is consistent with the proposed use.
2. The site is within the City of Knoxville on the Urban Growth Area 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.



**5-D-13-UR  
USE ON REVIEW**

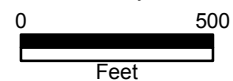


Church parking expansion in RP-1 (Planned Residential)

Original Print Date: 4/24/2013      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Valley View Baptist Church

Map No: 70  
Jurisdiction: City



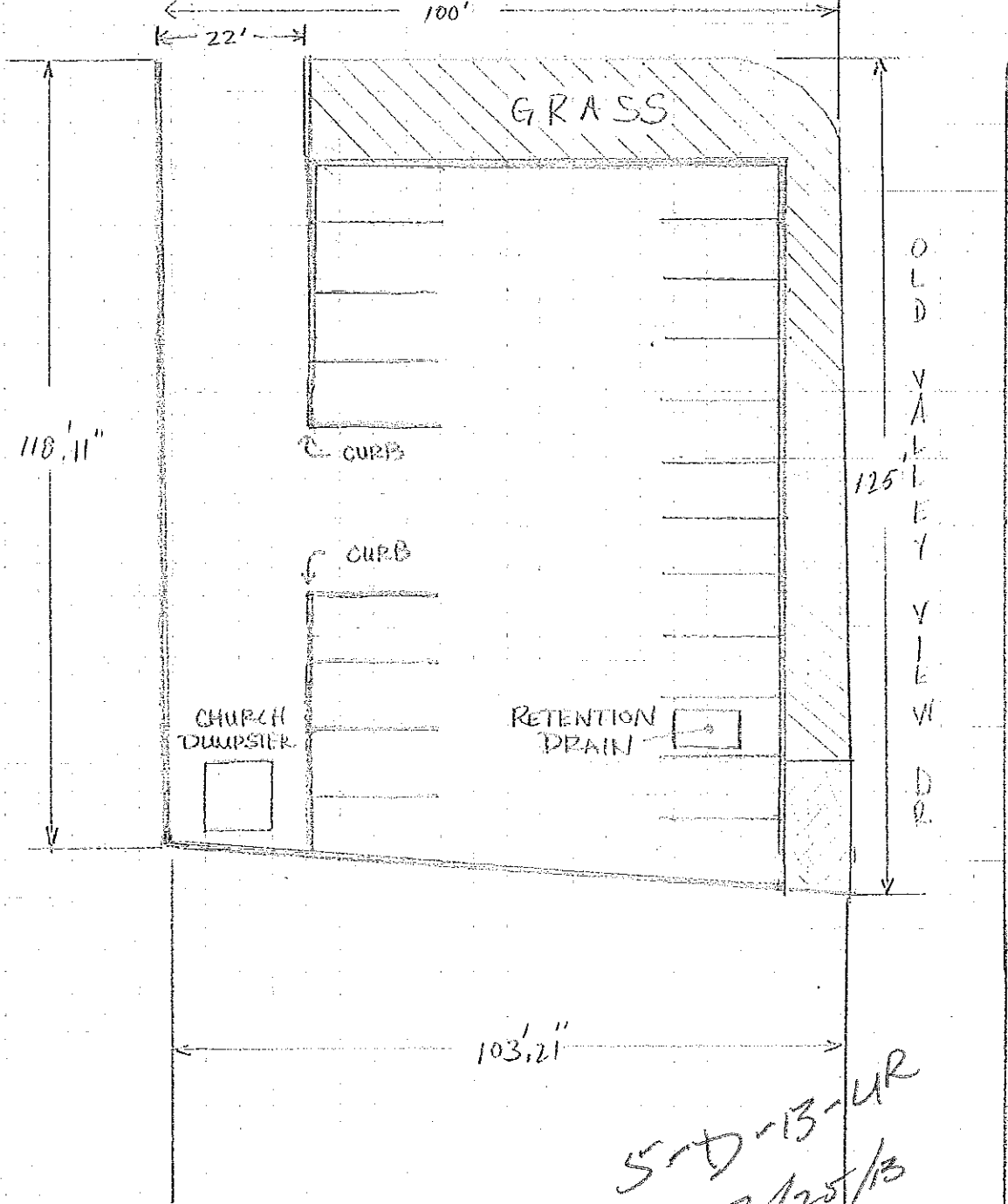
CHURCH PARKING LOT

GRASS

GRASS

ENTRANCE

OLD VALLEY VIEW DR.



OVERFLOW PARKING PROPOSAL FOR VALLEY VIEW BAPTIST  
KNOXVILLE, TN