

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

▶ **FILE #:** 9-D-13-UR

AGENDA ITEM #: 45

AGENDA DATE: 9/12/2013

▶ **APPLICANT:** JOHNSON ARCHITECTURE,, INC.

OWNER(S): Diocese of Knoxville

TAX ID NUMBER: 119 00101

JURISDICTION: City Council District 2

▶ **LOCATION:** East side of N. Cedar Bluff Rd., north side of Fox Lonas Rd.

▶ **APPX. SIZE OF TRACT:** 42.9 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via N. Cedar Bluff Rd., a major arterial street with a five lane street section within an 80' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Turkey Creek

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

▶ **EXISTING LAND USE:** Church and school

▶ **PROPOSED USE:** Addition to existing church buildings

HISTORY OF ZONING: Property was rezoned to PR (Planned Residential) in the 1980's.

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

South: Vacant land / RP-1 (Planned Residential)

East: Residences / RA (Low Density Residential)

West: Church, business and vacant land / RA (Low Density Residential), PC (Planned Commercial) and A (Agricultural)

NEIGHBORHOOD CONTEXT: The school site is located in an area with a mix of institutional, recreational and residential development.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for the additions to the existing church buildings, subject to 3 conditions**

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

With the conditions noted above, this request meets the requirements for approval in the RP-1 (Planned Residential) zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing an office and parish hall expansion for the All Saints Catholic Church which is located on the east side of N. Cedar Bluff Rd. and north side of Fox Lonas Rd. The church was originally approved through the use on review procedure in 1995. This proposed development includes an addition of approximately 2100 square feet to the sanctuary that will be used as office and meeting room space for the church, and an addition of approximately 1950 square feet to the parish hall. The proposed additions are accessory uses for the church. No additional parking will be required for the additions since the parking requirement is based on the seating within the sanctuary. The additions will be located in existing lawn area or the site.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed plans for expansion of the church buildings will have minimal impact on the adjoining uses considering that the site has direct access to an arterial street.

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

1. The proposed expansion of the church buildings meets the standards for development within the RP-1 (Planned Residential) zoning district and all other relevant requirements of the Zoning Ordinance with the proposed conditions.
2. The proposed expansion of the church buildings 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 since the site has direct access to a major arterial street.

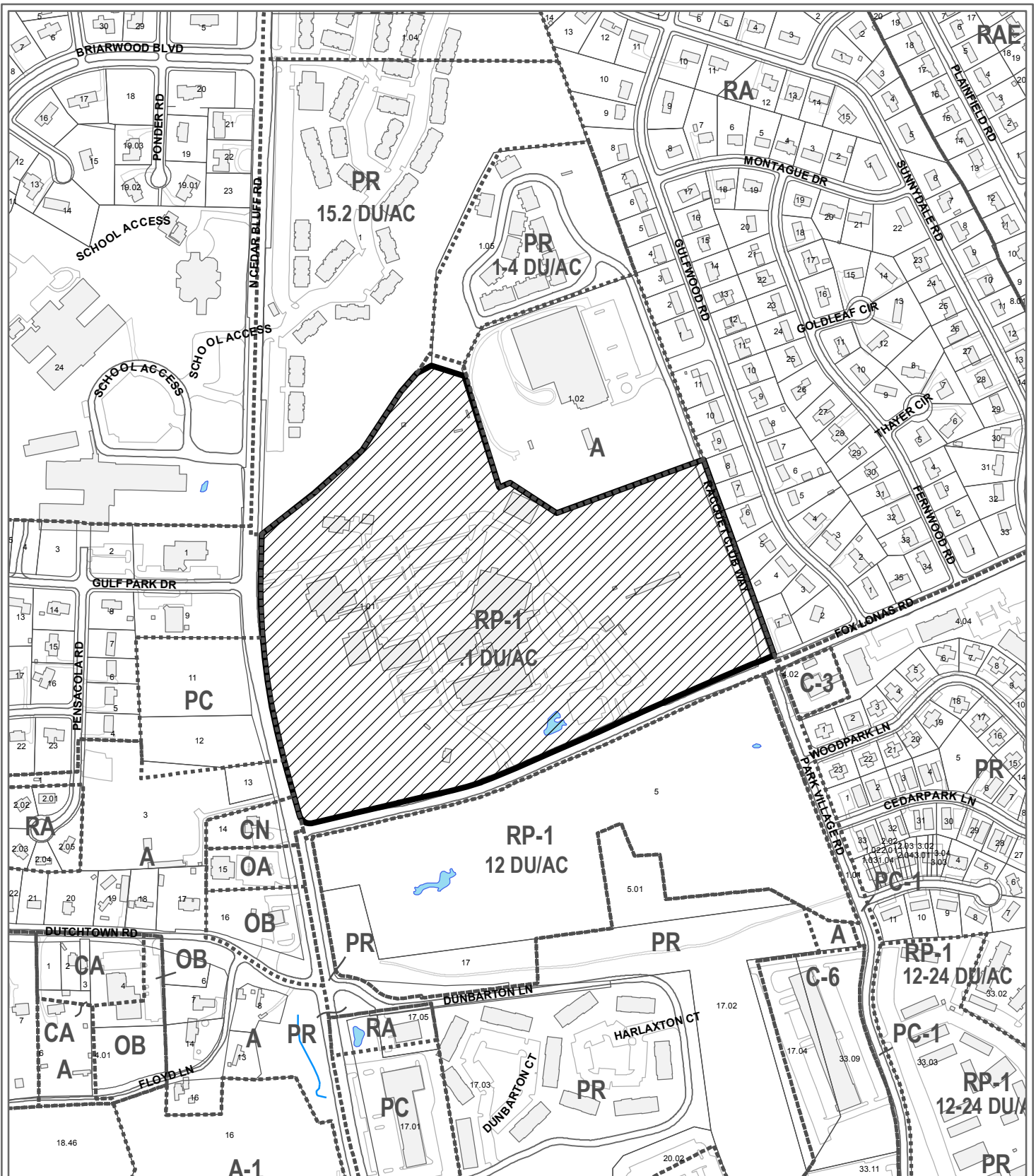
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as being within a public institutional area. The Knoxville One Year Plan designates the area as low density residential. The proposed plans for expansion of the church buildings are consistent with the Sector and One Year Plans.
2. The site is located within 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.



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



Addition to existing church buildings in RP-1 (Planned Residential)

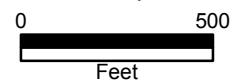
Original Print Date: 8/27/2013
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

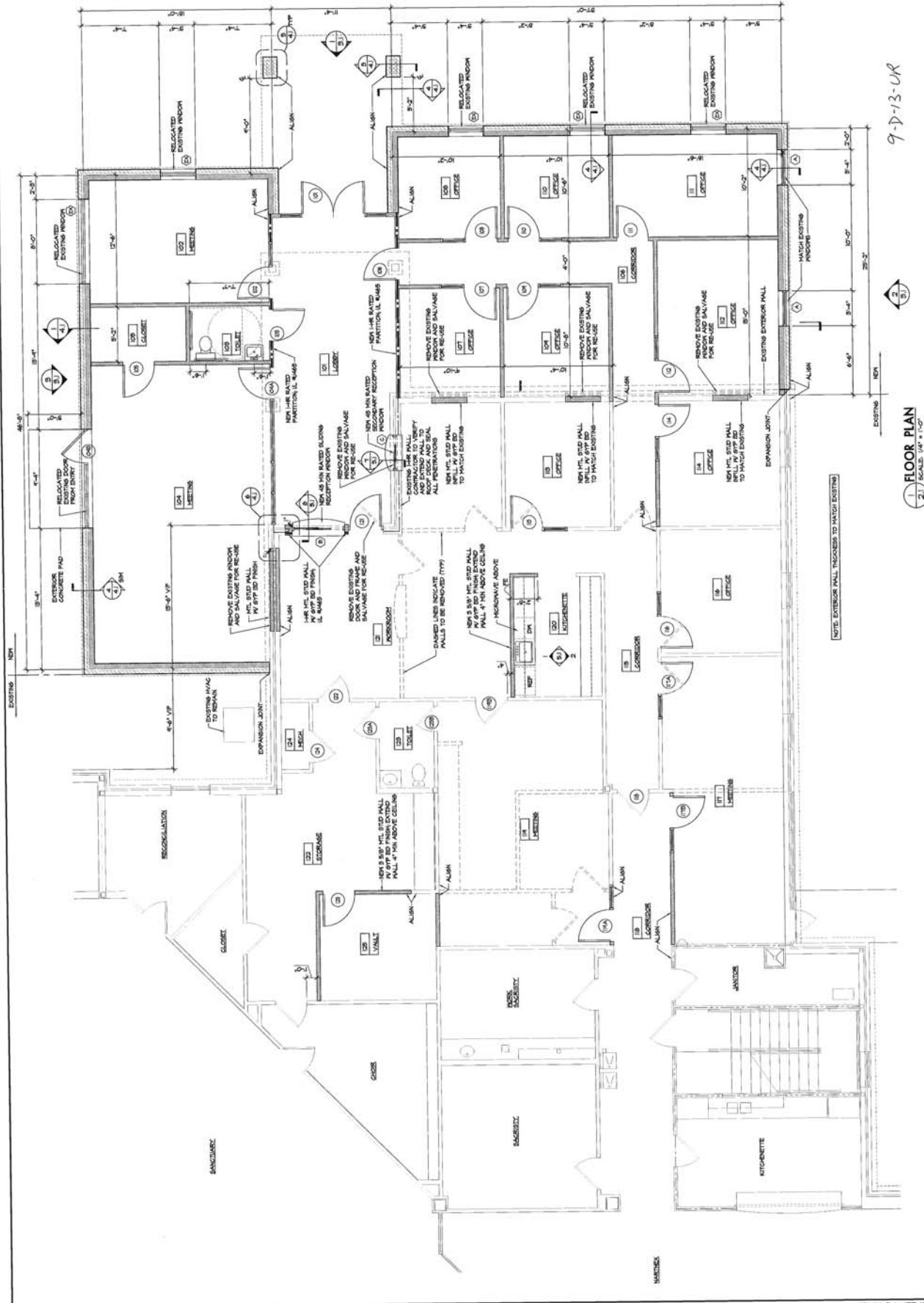
Revised:

Petitioner: Johnson Architecture, Inc.

Map No: 119

Jurisdiction: City



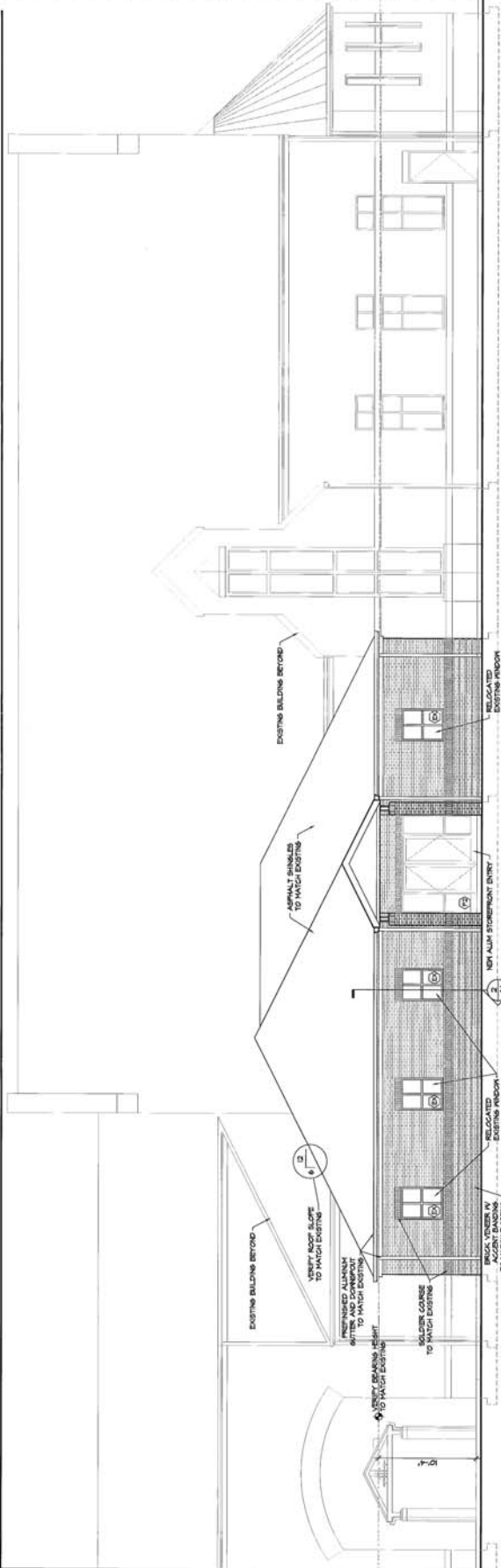


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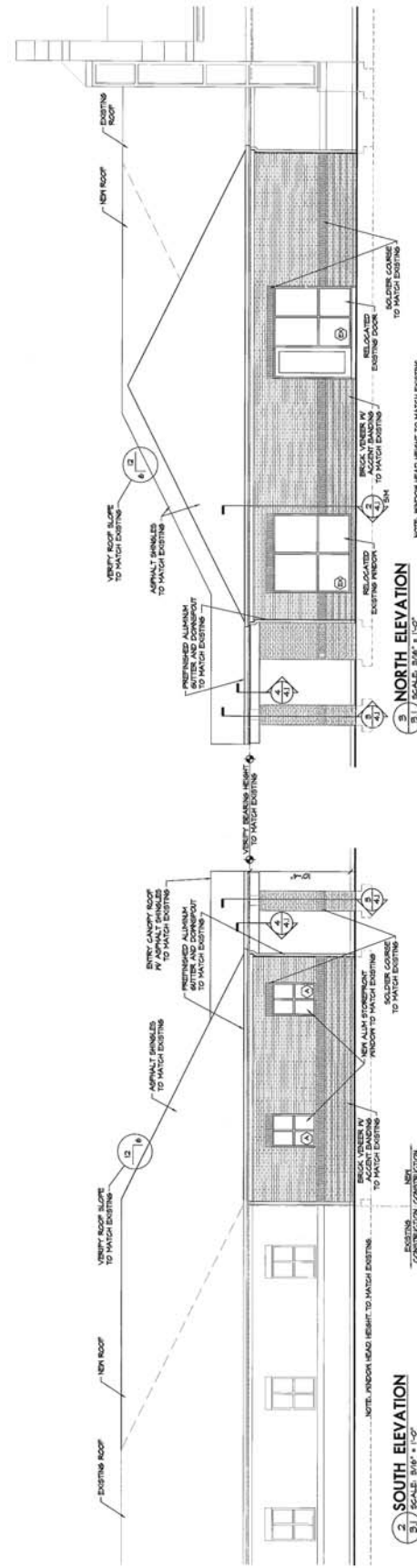


1 FLOOR PLAN
 2.1 SCALE: 1/8" = 1'-0"

NOTE: EXTERIOR WALL THICKNESS TO MATCH EXISTING



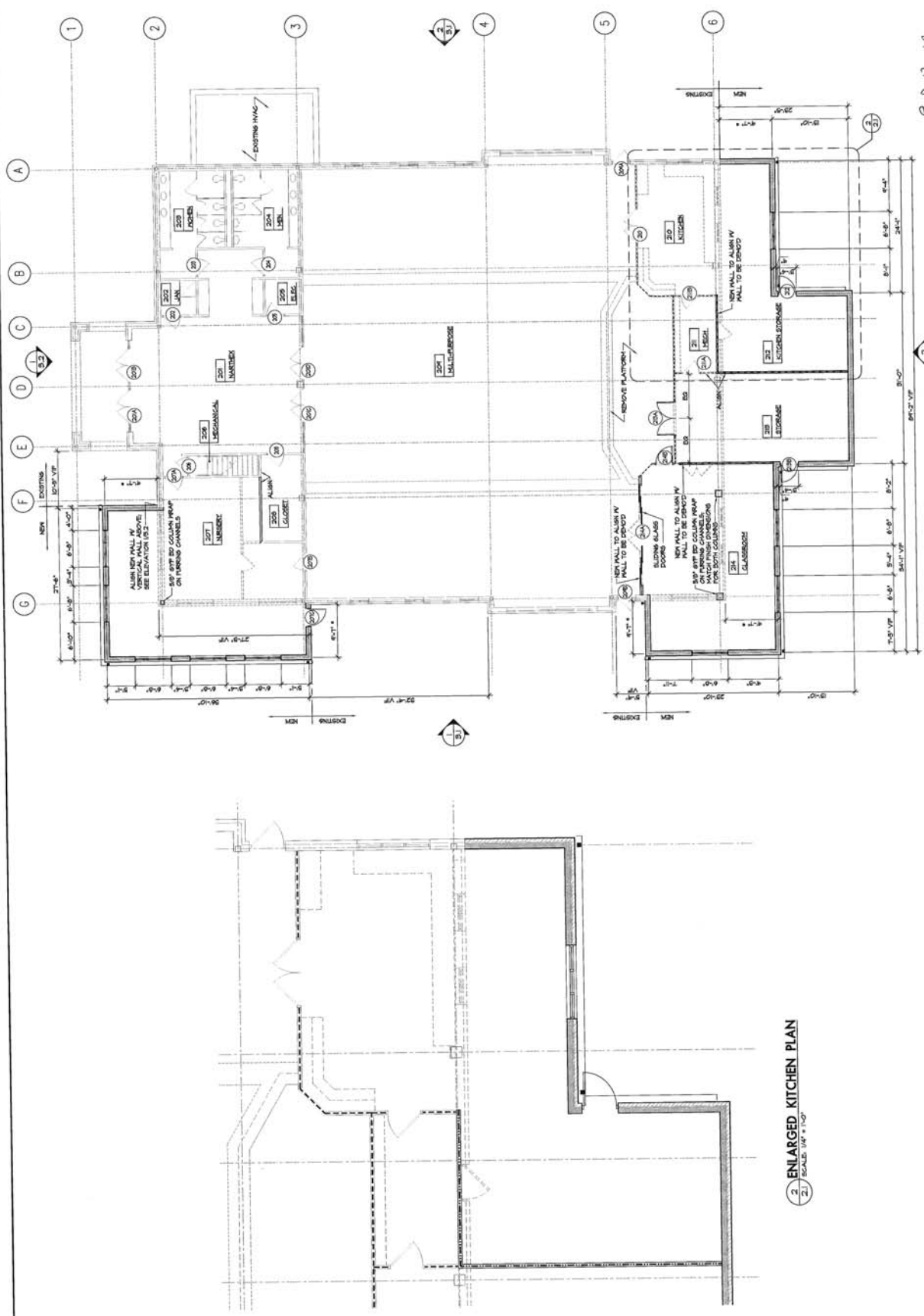
1 EAST ELEVATION
 SCALE: 3/8" = 1'-0"



3 NORTH ELEVATION
 SCALE: 3/8" = 1'-0"

2 SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"

9-D-13-UR



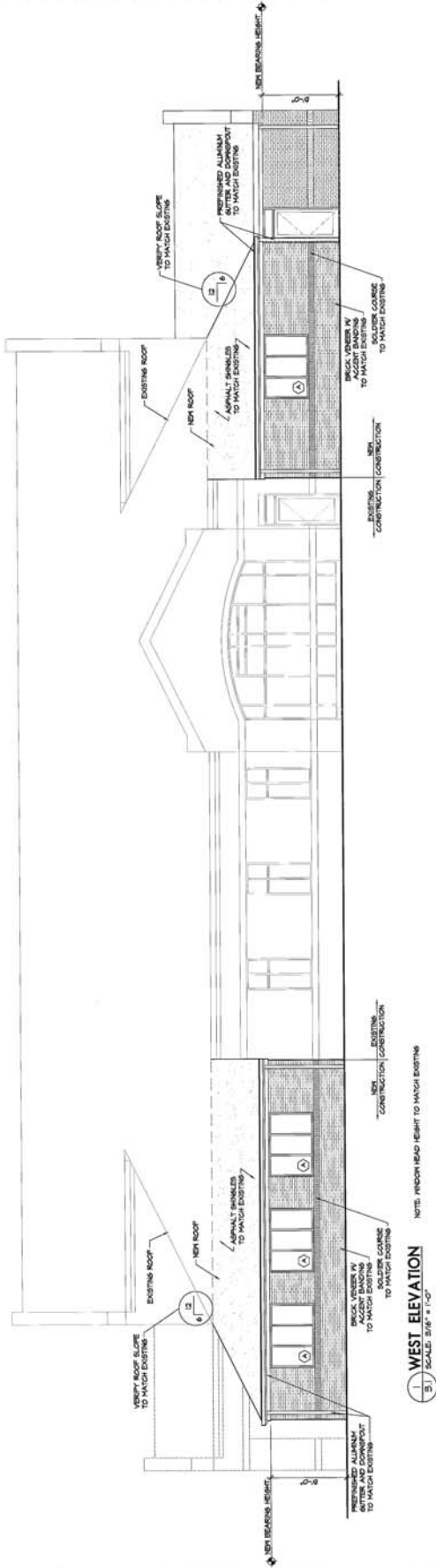
EXTERIOR ELEVATIONS

REVISIONS:

DATE: September, 2012
 FILE NAME: ASCC PH 31
 PROJECT NO: 123502

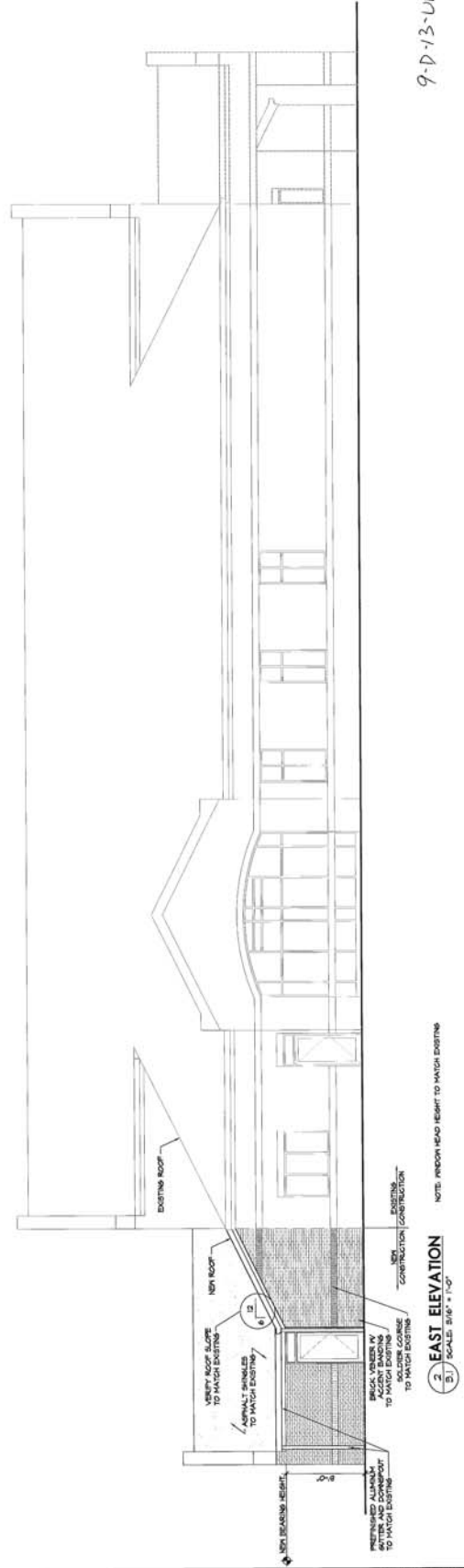
PARRISH HALL

3.1



1 WEST ELEVATION
 SCALE: 3/8" = 1'-0"

NOTE: WINDOW HEAD HEIGHT TO MATCH EXISTING



2 EAST ELEVATION
 SCALE: 3/8" = 1'-0"

NOTE: WINDOW HEAD HEIGHT TO MATCH EXISTING

9-D-13-018

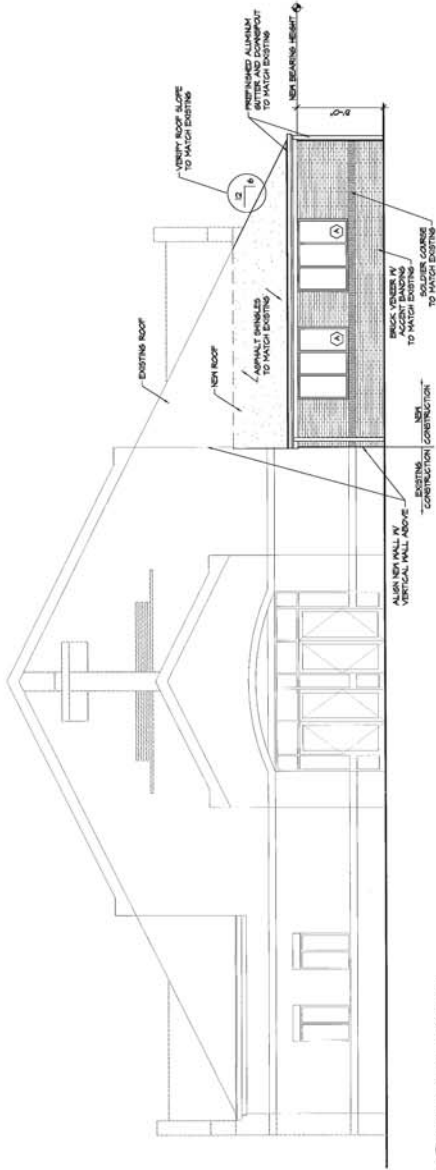
EXTERIOR ELEVATIONS

REVISIONS:

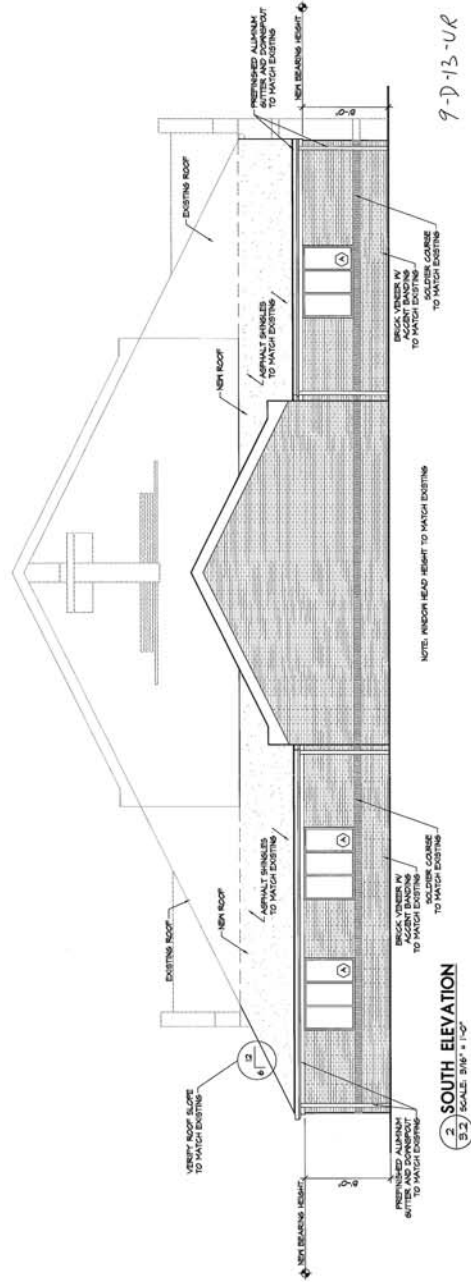
DATE: September, 2012
 FILE NAME: ASCC PH 32
 PROJECT NO.: 123302

PARRISH HALL

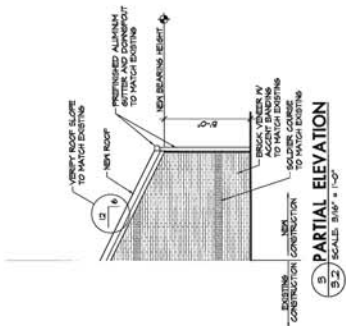
3.2



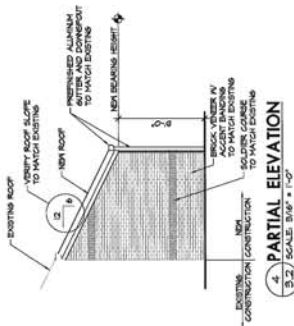
1 NORTH ELEVATION
 SCALE: 3/8" = 1'-0"



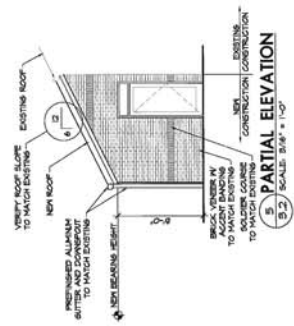
2 SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"



3 PARTIAL ELEVATION
 SCALE: 3/8" = 1'-0"



4 PARTIAL ELEVATION
 SCALE: 3/8" = 1'-0"



5 PARTIAL ELEVATION
 SCALE: 3/8" = 1'-0"