

▶ **FILE #:** 4-A-14-UR

AGENDA ITEM #: 47

AGENDA DATE: 4/10/2014

▶ **APPLICANT:** SLAVIC GOSPEL CHURCH

OWNER(S): Slavic Gospel Church

TAX ID NUMBER: 70 F A 012

JURISDICTION: City Council District 4

STREET ADDRESS: 3711 Buffat Mill Rd

▶ **LOCATION:** Northwest side of Buffat Mill Rd., at the north end of Ellison Rd.

▶ **APPX. SIZE OF TRACT:** 2.46 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Buffat Mill Rd., a major collector street with a 19' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

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

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Church Parking Lot

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential)

South: Residences / R-1 (Low Density Residential)

East: Residences and church / R-1 (Low Density Residential)

West: Residences / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area of established residential neighborhoods that have developed within the R-1 (Low Density Residential) zoning district.

STAFF RECOMMENDATION:

▶ **APPROVE** the existing church facilities and proposed parking lot as shown on the development plan subject to 3 conditions

1. Removal of the existing gravel driveway cut onto Buffat Mill Rd. which is located just west of the new parking lot.
2. Meeting all requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

COMMENTS:

This application is for a new parking lot for an existing church located on the northwest side of Buffat Mill Rd. a the north end of Ellison Rd. Churches are allowed within the R-1 zoning district through a use on review approval. Records indicate that the church may have been on this site since the mid 1960's. There is no record of a use on review approval for the church.

Parking for the church is based on the church's sanctuary. The new concrete parking lot includes 46 spaces which meets the minimum requirements for the church. Staff is recommending a condition that the gravel driveway cut located just west of the new parking lot be removed. It is staff's recommendation that this approval be granted for the existing church facilities and the new parking lot.

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

1. The proposed church parking lot will have minimal impact on traffic in the area since it is only providing an improved parking area for the existing church sanctuary.
2. All utilities are in place to serve this site.
3. The use as proposed will have minimal impact on the surrounding residential and institutional uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed church 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 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,
2. The plan meets all applicable requirements of the Zoning Ordinance.

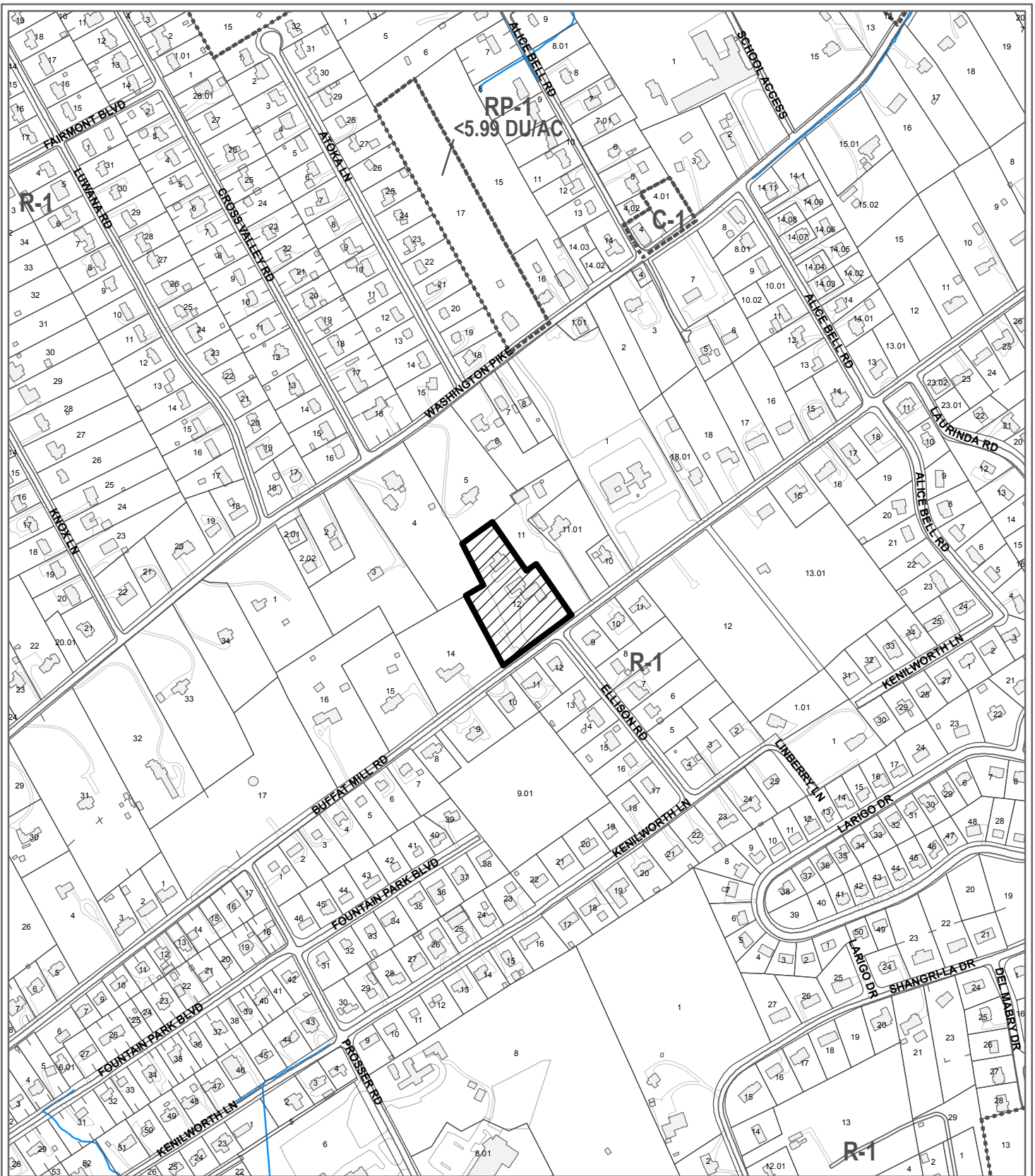
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan and Knoxville One Year Plan identify this property for low density residential use. The Knoxville Zoning Ordinance allows consideration of church facilities through the use on review process.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**4-A-14-UR
USE ON REVIEW**



Church Parking Lot in R-1 (Low Density Residential)

Original Print Date: 3/25/2014
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Slavic Gospel Church

Map No: 70
 Jurisdiction: City

