



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

▶ **FILE #:** 8-M-14-UR

AGENDA ITEM #: 50

AGENDA DATE: 8/14/2014

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

OWNER(S): Roman Catholic Diocese

TAX ID NUMBER: 58 J F 030

JURISDICTION: City Council District 4

STREET ADDRESS: 1810 Howard Dr

▶ **LOCATION:** Northwest side of Cedar Ln., southwest side of Montrose Rd.

▶ **APPX. SIZE OF TRACT:** 9.85 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Cedar Ln., a minor arterial street with a 21' pavement width within a 50' right-of-way, and Montrose Rd., a local street with a 20' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

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

▶ **EXISTING LAND USE:** School

▶ **PROPOSED USE:** Approval for Existing School and Proposed Addition

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / EN-1 (Established Neighborhood)

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

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

West: Residences / R-1 (Low Density Residential) and EN-1 (Established Neighborhood)

NEIGHBORHOOD CONTEXT: The existing school and proposed addition is located within an established low density residential neighborhood that developed primarily under R-1 (Low Density Residential) zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for the classroom addition and future classroom area for the existing Saint Joseph School, subject to 4 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. Submitting development plans for the future classroom area to Planning Commission staff for approval prior to obtaining any permits for that addition.

4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

COMMENTS:

The applicant is proposing an expansion for the existing Saint Joseph School which is located on the northwest side of Cedar Ln. and the west side of Montrose Rd. The addition is located at the southeast corner of the site and will connect to the existing school building located to the north. The proposed addition of approximately 5000 square feet will include a library and technology classroom. The development plan also shows an addition for future classrooms that would connect to the main corridor for the first phase classroom addition. The proposed addition will not impact the required parking for the school and there will be no changes in access to the school site. The R-1 zoning district allows consideration of schools as a use permitted on review.

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 existing school will have minimal impact on the adjoining residential neighborhood 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 school meets the standards for development within the R-1 (Low Density Residential) zoning district and all other relevant requirements of the Zoning Ordinance with the proposed conditions.
2. The proposed expansion 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 proposed addition will have minimal impact on bringing additional traffic through residential areas since the site has direct access to a minor arterial street.

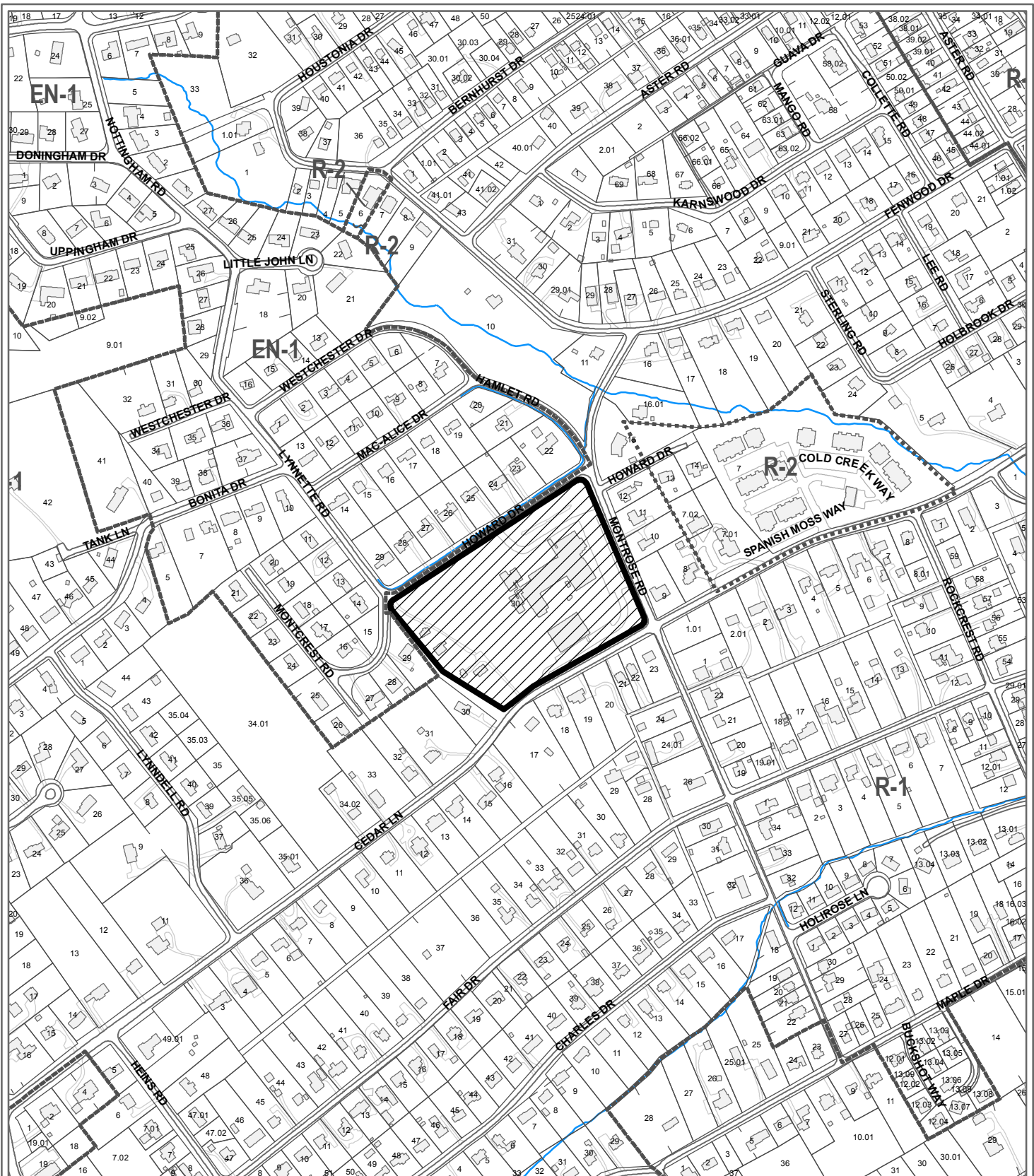
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan identifies this property as being within a civic/institutional area. The Knoxville One Year Plan designates the area as low density residential. The proposed plans for expansion of the school 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 required.

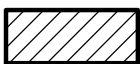
ESTIMATED STUDENT YIELD: Not applicable.

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.



**8-M-14-UR
USE ON REVIEW**

Petitioner: Johnson Architecture, Inc.



Approval for Existing School and Proposed Addition in R-1 (Low Density Residential)

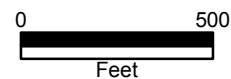
Map No: 58

Jurisdiction: City

Original Print Date: 7/17/2014

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





An Addition to:
Saint Joseph School
 1810 Howard Drive
 Knoxville, Tennessee 37918

SITE DEVELOPMENT PLAN

REVISIONS:

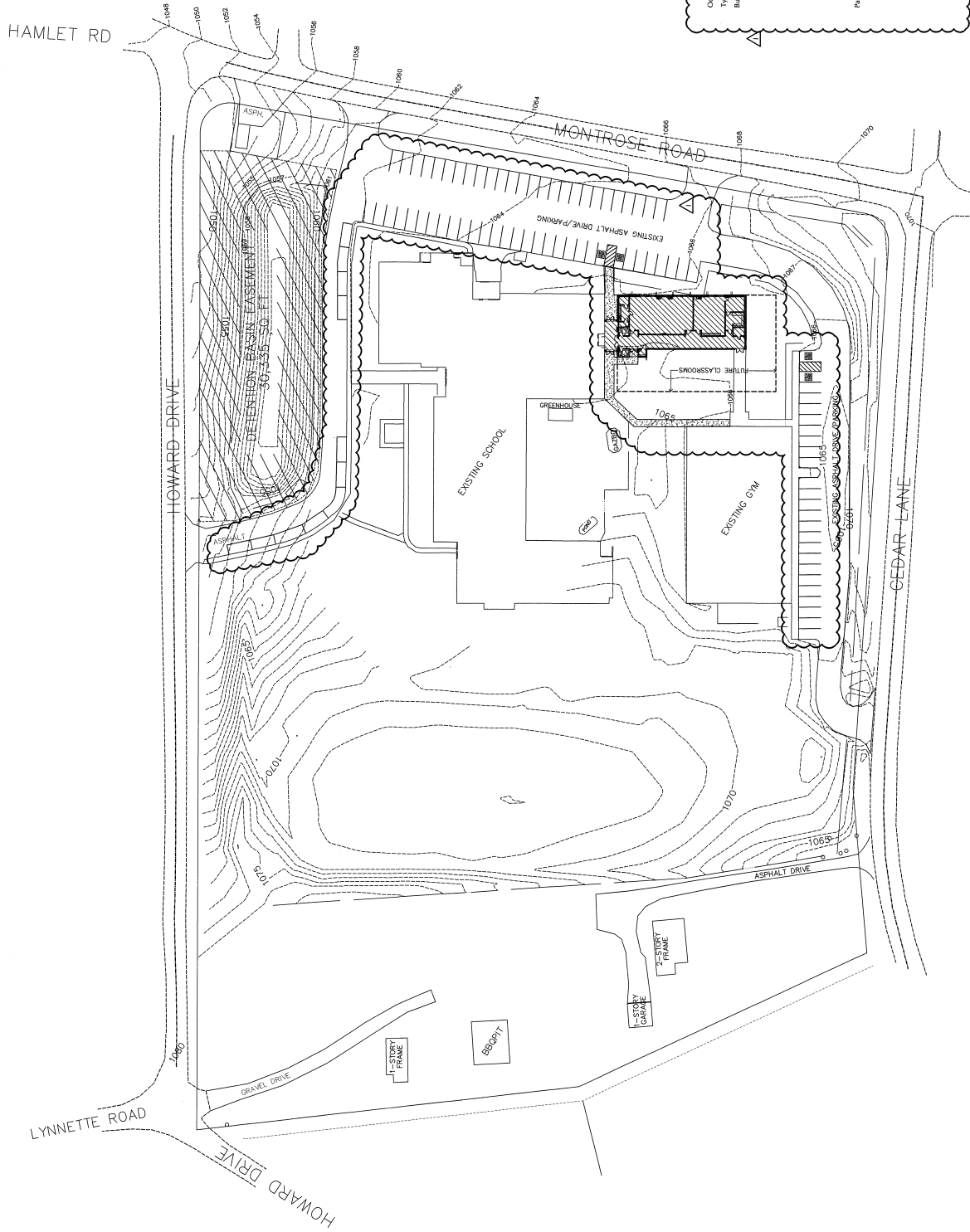
△ July 24, 2014
 S-JM-110-02R
 REVISIONED
 (1) (2) (3) (4)

DATE: 6/25/2014

FILE NAME:

PROJECT NO.: 143301

SP1



Occupancy Classification: E EDUCATIONAL
 Type of Construction: Type III B (Un-ProTECTED, Un-Sprinkled)

Table 503 Requirements:
 Building Height and Area:
 Max. Height in feet: 35'
 Actual building height: 24'-0"

Max. number of stories: 2
 Actual number of stories: 2

Max. floor area allowed: 14,526 sf
 Actual floor area: 14,000 sf
 Proposed future area: 5,461 sf
 Total future area: 19,461 sf

Parking:
 Total employees: 25
 Parking req'd @ 2 spaces per 1 person: 17
 Auditorium seating area: 6,514
 1 space per 120 sf: 57
 Total req'd parking: 74
 Total spaces provided: 93 (including 4 accessible spaces)

OVERALL PLAN
 SCALE: 1" = 40'-0"

PLAT SCALE: AS NOTED



ELEVATIONS

REVISIONS:

8-M-14-ur

DATE: 6/25/2014

FILENAME:

PROJECT NO.: 14391

3.1

