



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

▶ **FILE #:** 10-E-14-UR

AGENDA ITEM #: 31

AGENDA DATE: 10/9/2014

▶ **APPLICANT:** KNOX COUNTY ASSOCIATION OF BAPTISTS

OWNER(S): Knox County Association of Baptists

TAX ID NUMBER: 94 B E 002 & 011

JURISDICTION: City Council District 6

STREET ADDRESS: 1230 W Scott Ave

▶ **LOCATION:** South side of W. Scott Ave., east side of Reed St.

▶ **APPX. SIZE OF TRACT:** 1.41 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W. Scott Ave., a local street with a 30' pavement width within a 50' right-of-way, and Jourolman Ave., a local street with a 24' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **EXISTING LAND USE:** Church Facility

▶ **PROPOSED USE:** Church Facility Expansion

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Apartments / R-2 (General Residential)

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

East: Beaumont Elementary School / R-2 (General Residential)

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

NEIGHBORHOOD CONTEXT: The site is located in an area that includes a mix of residential and institutional uses.

STAFF RECOMMENDATION:

▶ **APPROVE the church facility expansion of approximately 16,312 square feet as shown on the development plan subject to 6 conditions**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Installation of sidewalks as identified on the development plan meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act (ADA). The sidewalks shall be installed prior to the issuance of an occupancy permit for the project.
3. Meeting the recommended conditions of approval of the right-of-way closure of a portion of Jourolman Ave. (9-A-14-SC)
4. Meeting all applicable requirements of the Knoxville Department of Engineering.

5. Obtaining approval and recording a final plat of the property prior to obtaining a building permit.
6. Meeting all applicable requirements of the Knoxville Ordinance

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

COMMENTS:

The applicant is proposing an expansion of the existing church facility located on the south side of W. Scott Ave. and the west side of Jourolman Ave. A three story multi-purpose building of approximately 16,312 square feet is proposed on the east side of the existing building. The new building will include office space, a conference room, classrooms, a gymnasium and exercise rooms, a kitchen and storage space.

On September 18, 2014, the applicant obtained approval of three variances from the Knoxville Board of Zoning Appeals. The variances were for a reduction of the front and rear yard setbacks and for a reduction of the number of required parking spaces from 42 to 12. The proposed development plan reflects those variances.

A portion of the right-of-way of Jourolman Ave. was recommended for closure with conditions by the Planning Commission on September 11, 2014. The applicant will be required to meet any conditions of the final approval by Knoxville City Council (9-A-14-SC). A final plat will be required that combines the existing lots that make up this property and any closed right-of-way. The plat must be approved and recorded prior to the issuance of a building permit.

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

1. All public utilities are available to serve the site.
2. The proposed addition is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposal meets all relevant requirements of the R-1A zoning district as well as the general criteria for approval of a use on review.
2. The proposed development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

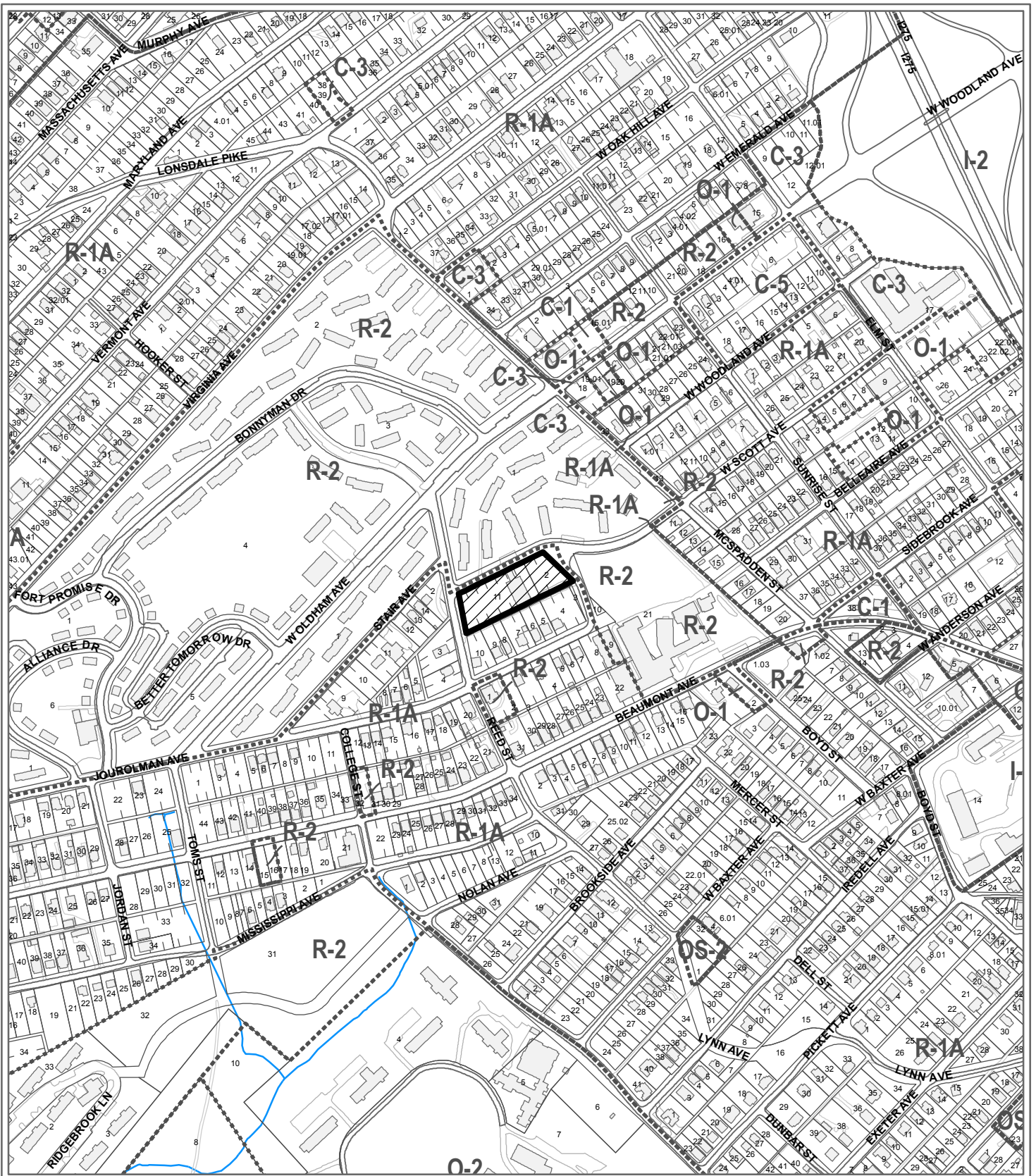
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan and the Central City Sector Plan propose LDR (Low Density Residential) for this site.
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.



**10-E-14-UR
USE ON REVIEW**



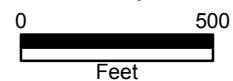
Church Facility Expansion in R-1A (Low Density Residential)

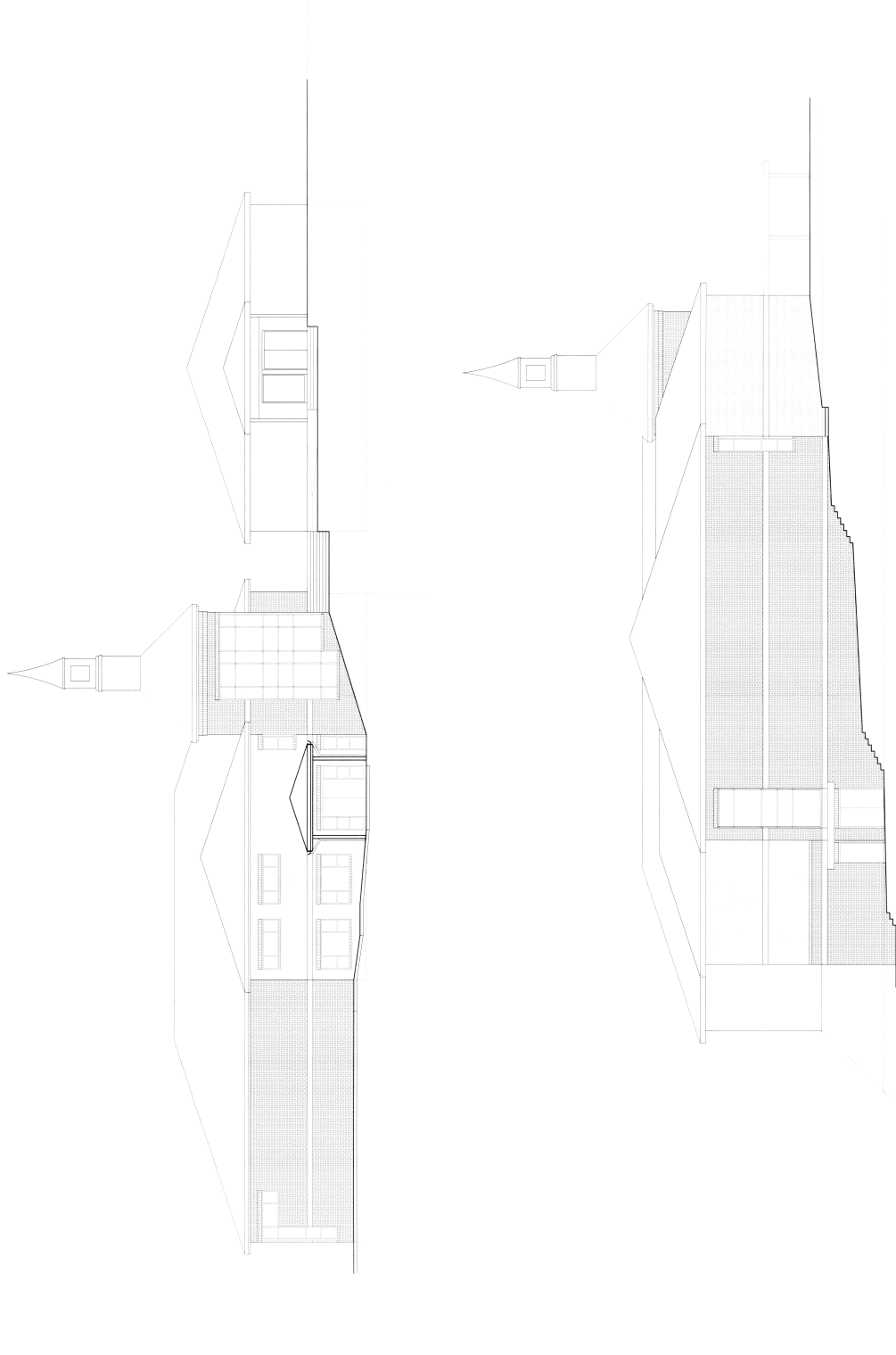
Original Print Date: 9/22/2014
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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

Petitioner: Knox County Association of Baptists

Map No: 94
Jurisdiction: City





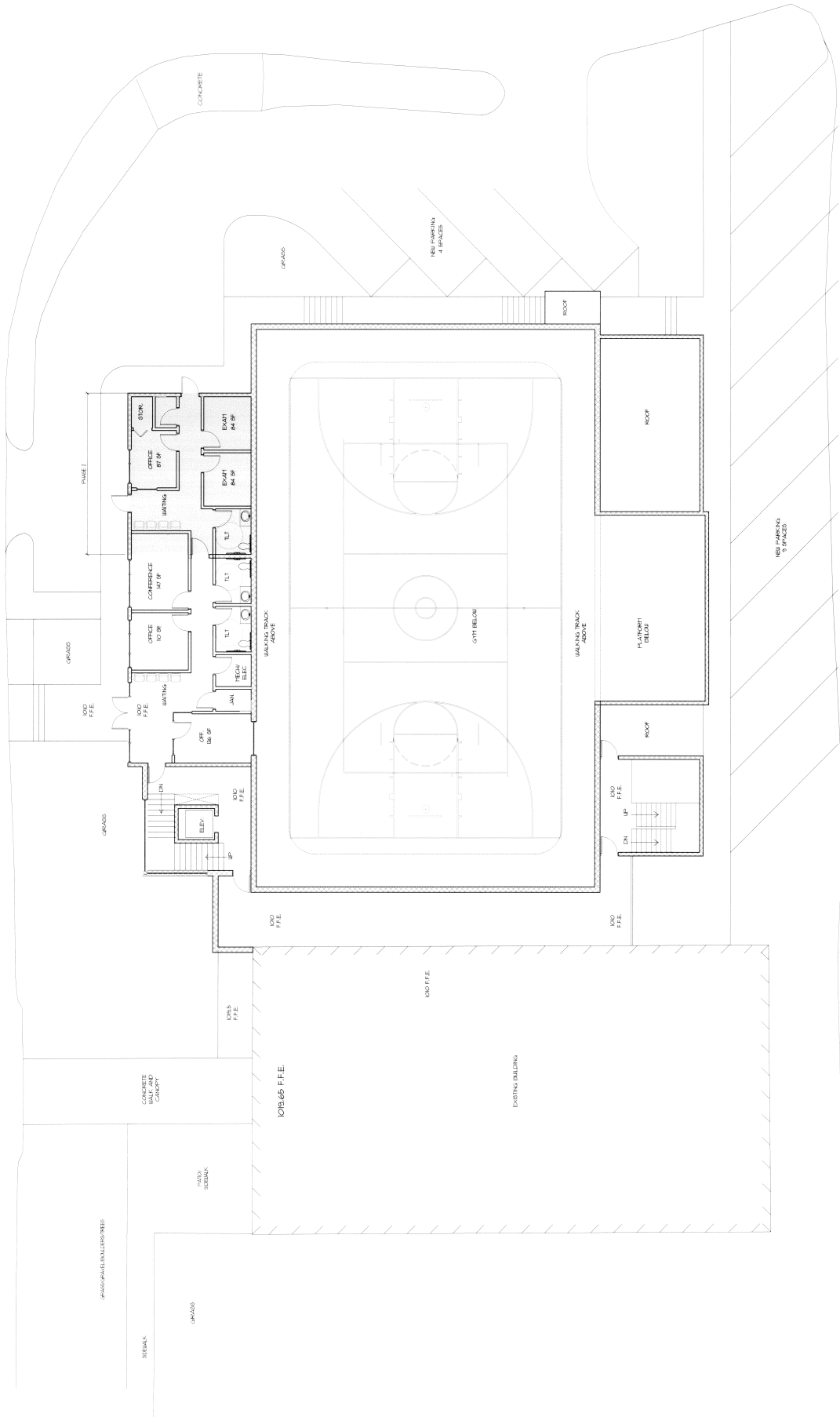
10-E-14-04
REVISED
2/28/14

COMMUNITY
ECONOMICS
ARCHITECTS

SCALE 1/8"=1'-0"

ELEVATIONS

WESTERN HEIGHTS MULTIPURPOSE BUILDING



10-E-14-UR
 REVISER
 12-21-14

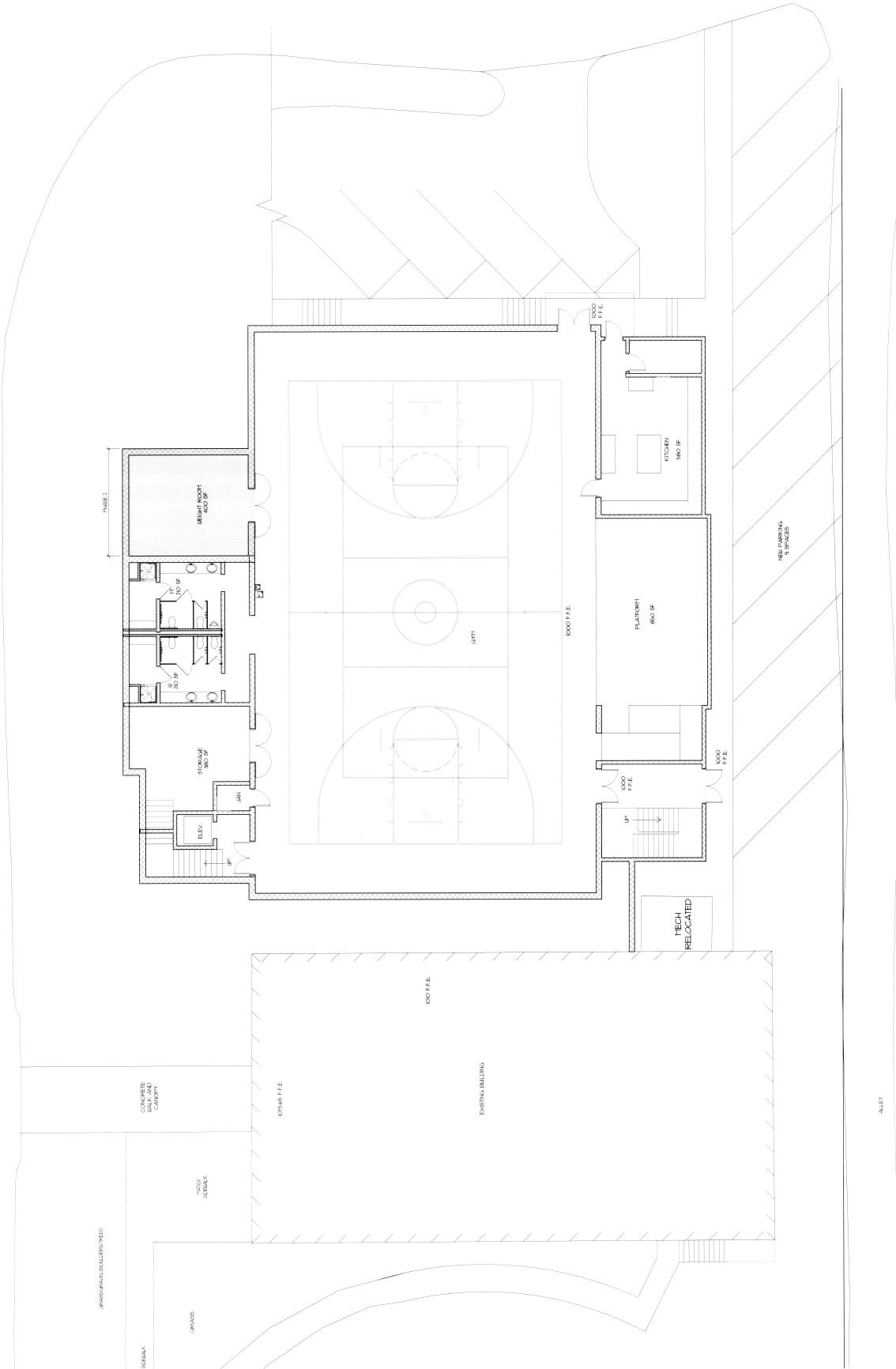
COMMUNITY
 ELECTONICS
 ARCHITECTS



SCALE 1/8"=1'-0"

MASTER PLAN LEVEL 1010 F.F.E.

WESTERN HEIGHTS MULTIPURPOSE BUILDING



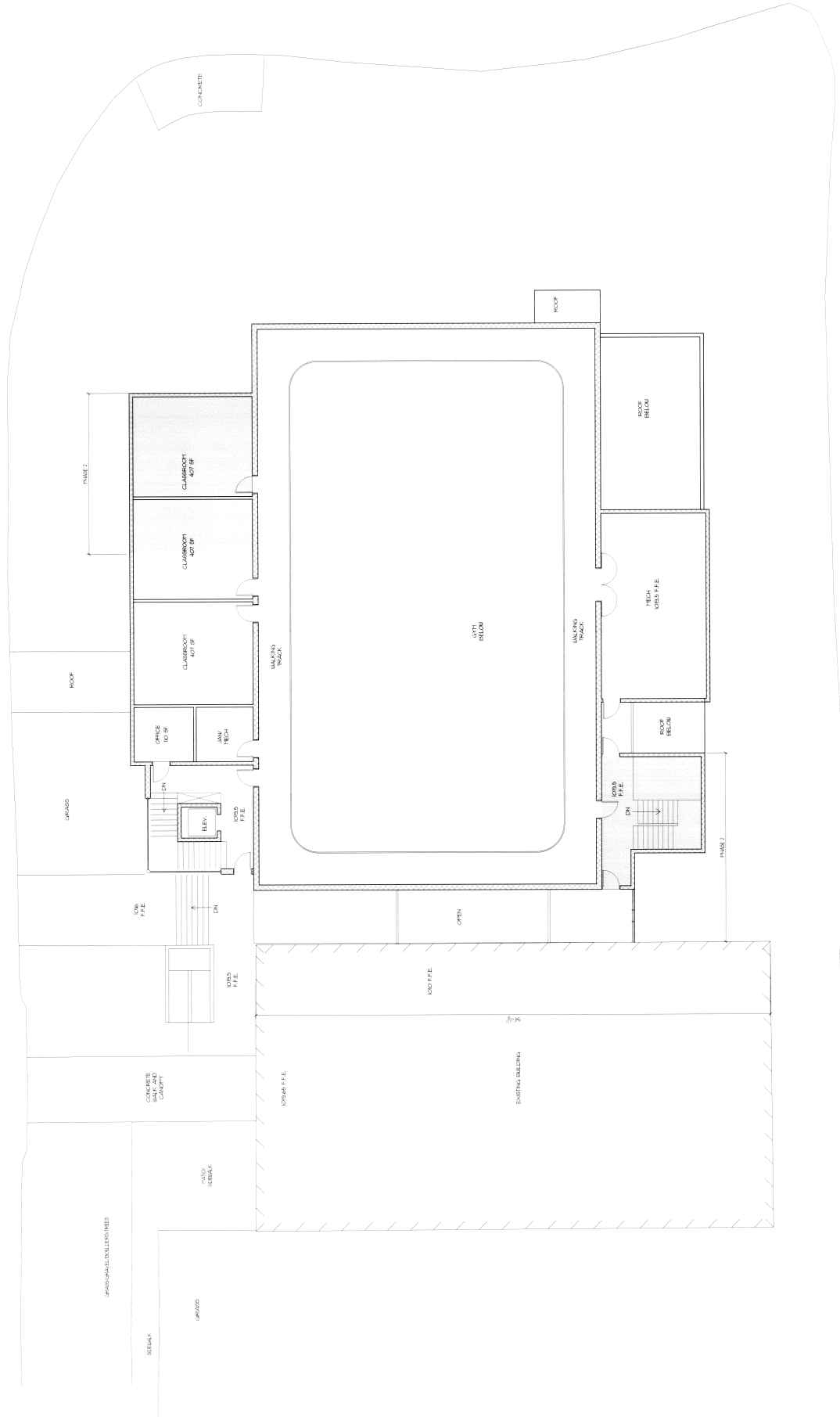
10-E-14-wk
 REVISIONS
 8-27-14



SCALE 1/8"=1'-0"

MASTER PLAN LEVEL 1000 F.F.E.

WESTERN HEIGHTS MULTIPURPOSE BUILDING



10-E-14-0K
 REVISED
 1/9/2014



SCALE 1/8"=1'-0"

MASTER PLAN LEVEL 1019.5 F.F.E.

WESTERN HEIGHTS MULTIPURPOSE BUILDING