

▶ **FILE #:** 8-C-14-UR **AGENDA ITEM #:** 24
 POSTPONEMENT(S): 8/14/2014 **AGENDA DATE:** 9/11/2014
 ▶ **APPLICANT:** CHURCH OF THE GOOD SHEPHERD
 OWNER(S): Church of the Good Shepherd

TAX ID NUMBER: 58 D B 01502
 JURISDICTION: City Council District 4
 STREET ADDRESS: 5409 Jacksboro Pike
 ▶ **LOCATION:** West side of Jacksboro Pike, south of Grove Cir.
 ▶ **APPX. SIZE OF TRACT:** 2.03 acres
 SECTOR PLAN: North City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via Jacksboro Pk., a collector street with a pavement width of 22' within a 50 wide 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:** Church
 ▶ **PROPOSED USE:** Church parking and Site Modifications

HISTORY OF ZONING: None noted
 SURROUNDING LAND USE AND ZONING:
 North: Detached dwellings / R-1 & R-2 residential
 South: Detached dwellings & Central High school / R-1 residential
 East: Detached dwellings / R-1 residential
 West: Detached dwellings / R-1 residential
 NEIGHBORHOOD CONTEXT: Property in the area is zoned R-1 and R-2 residential. The area is developed with older detached dwellings. Central High School is located to the south of this site.

STAFF RECOMMENDATION:

- ▶ **APPROVE the request for the parking lot expansion as shown on the revised site plan subject to 3 conditions**
1. Obtaining any required variances for parking from the Knoxville Board of Zoning Appeals if needed
 2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
 3. Meeting all applicable requirements of the Knoxville Engineering Dept.

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

COMMENTS:

The church is proposing to incorporate an adjoining property into its campus. They propose to revise their parking facilities and driveway as depicted on the accompanying site plan. After visiting the site last month, staff identified the lack of sight distance at the proposed driveway location as a concern that needed to be addressed. Since that time the applicant has relocated the proposed driveway as recommended by the staff of the Knoxville Engineering Dept. The sight distance at the new location will be satisfactory given the traffic operation characteristics in the immediate area and the volume of traffic generated by the church. The applicant's designer is still finalizing the internal design of the parking lot. Due to the limited amount of maneuvering space adjoining the church building, parking lot design variances may be required.

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 parking expansion 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-1 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 North City Sector Plan propose LDR (Low Density Residential) for this site.

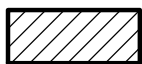
ESTIMATED TRAFFIC IMPACT: Not required.

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-C-14-UR
USE ON REVIEW**



Existing Church and Site Modifications in R-1 (Low Density Residential)

Original Print Date: 7/17/2014
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Church of the Good Shepherd

Map No: 58

Jurisdiction: City



