



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

▶ **FILE #:** 9-C-14-UR

AGENDA ITEM #: 27

AGENDA DATE: 9/11/2014

▶ **APPLICANT:** DESIGN INNOVATIONS ARCHITECTS

OWNER(S): First Calvary Baptist Church

TAX ID NUMBER: 81 P M 002 - 006

JURISDICTION: City Council District 5

STREET ADDRESS: 1750 Delaware Ave

▶ **LOCATION:** Southeast side of Delaware Ave., northeast of Sherman St.

▶ **APPX. SIZE OF TRACT:** 1.15 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Delaware Ave., a local street with a pavement width of 25' within a 50' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** R-1A (Low Density Residential) & IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Church expansion

HISTORY OF ZONING: The IH-1 (Infill Housing Overlay) was approved in 2006

SURROUNDING LAND USE AND ZONING: North: Elementary school / OS-2 & IH-1 open space and infill housing overlay

South: Detached dwellings / R-1A & IH-1 low density residential and infill housing overlay

East: Detached dwellings / R-1A & IH-1 low density residential and infill housing overlay

West: Apartments / R-2 & IH-1 General residential and infill housing overlay

NEIGHBORHOOD CONTEXT: This site is located in the Lonsdale community and it is adjacent to Sam Hill Elementary School and in close proximity to the Lonsdale Homes Apartments. Zoning in the area is R-1A and R-2 residential along with the IH-1 infill housing overlay zone.

STAFF RECOMMENDATION:

▶ **APPROVE phase 1 and phase 2 of the church expansion as shown on the site plan subject to 9 conditions**

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Construction of a sidewalk that meets ADA requirements along the Delaware Av. frontage owned by the

church as may be required by the Knoxville Engineering Dept.

3. Construction of all on site an/or off site stormwater and water quality control devices as required by the Knoxville Engineering Dept.
4. Meeting all other applicable requirements of the Knoxville Engineering Dept.
5. Obtaining a variance from the Knoxville Board of Zoning Appeals for the number of parking spaces shown on the site plan or provide the required number of parking spaces
6. Obtaining a final plat approval for the recombination of the existing eight lots (Lonsdale Land Co. Addition lots 17-24)
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Meeting all applicable requirements of the Knoxville Ordinance
9. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

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

COMMENTS:

Calvary Baptist Church is requesting approval of their expansion plan. They are proposing a two phase plan that will eventually lead to a worship area that will seat approximately 328 people. The initial construction will consist of adding a new fellowship hall that will accommodate up to 176 people.

In order to proceed with this construction, the church will have to meet the requirements of the City regarding stormwater control. The City Engineering staff has noted that off site easements may be required along with the construction of a detention pond. This is being pointed out at this time because these types of improvements can be costly, and they are not reflected on the plan. Additionally, a sidewalk will need to be constructed along the Delaware Ave. frontage of this site.

The proposed construction will cross old lot lines that are reflected on the Knoxville Ward Map. These lots will have to be combined through the subdivision process prior to obtaining any building permits.

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 and IH-1 zoning districts 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

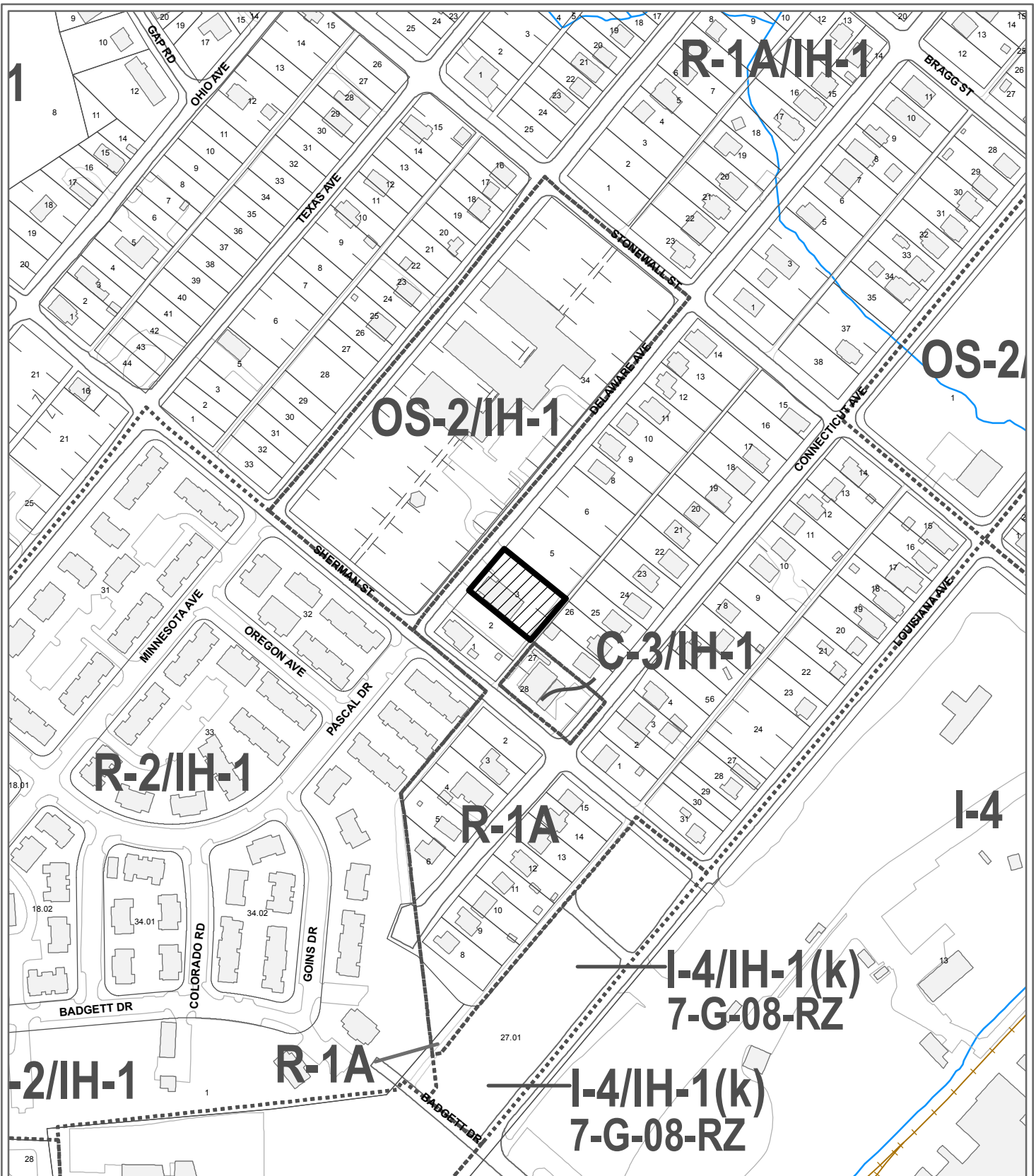
1. The Knoxville One Year Plan and the Central City Sector Plan propose LDR (Low Density Residential) for this site.

ESTIMATED TRAFFIC IMPACT: 132 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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-C-14-UR
USE ON REVIEW**



Church expansion in R-1a (Low Density Residential) & IH-1 (Infill Housing Overlay)

Original Print Date: 8/25/2014
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Design Innovations Architects

Map No: 81

Jurisdiction: City

