



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

▶ **FILE #:** 3-A-15-UR

AGENDA ITEM #: 36

AGENDA DATE: 3/12/2015

▶ **APPLICANT:** **RON BURRESS**

OWNER(S): Daysprings Baptist Church

TAX ID NUMBER: 81 O L 010, 011, 012 AND 01501

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 935 W Oldham Ave

▶ **LOCATION:** **Northwest side of W. Oldham Ave., southwest side of Sunrise St.**

▶ **APPX. SIZE OF TRACT:** **1.3 acres**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W. Oldham Ave., a minor collector street with a 26' pavement width within a 60' right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** **R-2 (General Residential), C-1 (Neighborhood Commercial) & O-1 (Office, Medical, and Related Services)**

▶ **EXISTING LAND USE:** **Church and related facilities**

▶ **PROPOSED USE:** **Church - new gymnasium**

HISTORY OF ZONING: None noted

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

South: Residences / R-2 (General Residential) & O-1 (Office, Medical, and Related Services)

East: Residences / R-2 (General Residential)

West: Apartments / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: The site is located on the western edge of an older established neighborhood that adjoins an apartment development owned by the Knoxville Housing Authority.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for the proposed gymnasium as shown on the development plan subject to the following 4 conditions:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Meeting all applicable requirements of the City of Knoxville Fire Marshal's Office.

With the conditions noted above, this requests meets the requirements for approval of a church facility expansion in the R-2, C-1 and O-1 zoning districts and other criteria for a use on review.

COMMENTS:

The applicant is proposing to construct a gymnasium for the existing church on the northwest side of W. Oldham Ave., just west of Sunrise St. The church received a use on review approval from the Planning Commission in 2006 (10-M-06-UR). In addition to the church, the site includes a school and residence. A new use on review approval is required for the addition of the gymnasium. The proposed gymnasium of approximately 3600 square feet will be located on the northeast end of the block adjoining Sunrise St. The applicant obtained approval of three variances from the Knoxville Board of Zoning Appeals on February 19, 2015 for a reduction in street setbacks and required parking that will allow construction of the proposed gymnasium subject to obtaining the use on review approval.

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

1. The proposal will have no impact on schools.
2. W. Oldham Ave. can handle additional traffic and provides adequate sight distance in both directions from the existing access drives.
3. Public water and sewer utilities are available to serve the development..

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

1. With the recommended conditions and approved setback variances, the proposed gymnasium meets all relevant requirements of the R-2 zoning districts and a use on review.
 1. The proposed facility is consistent with the general standards for uses permitted on review: The proposed facility 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.

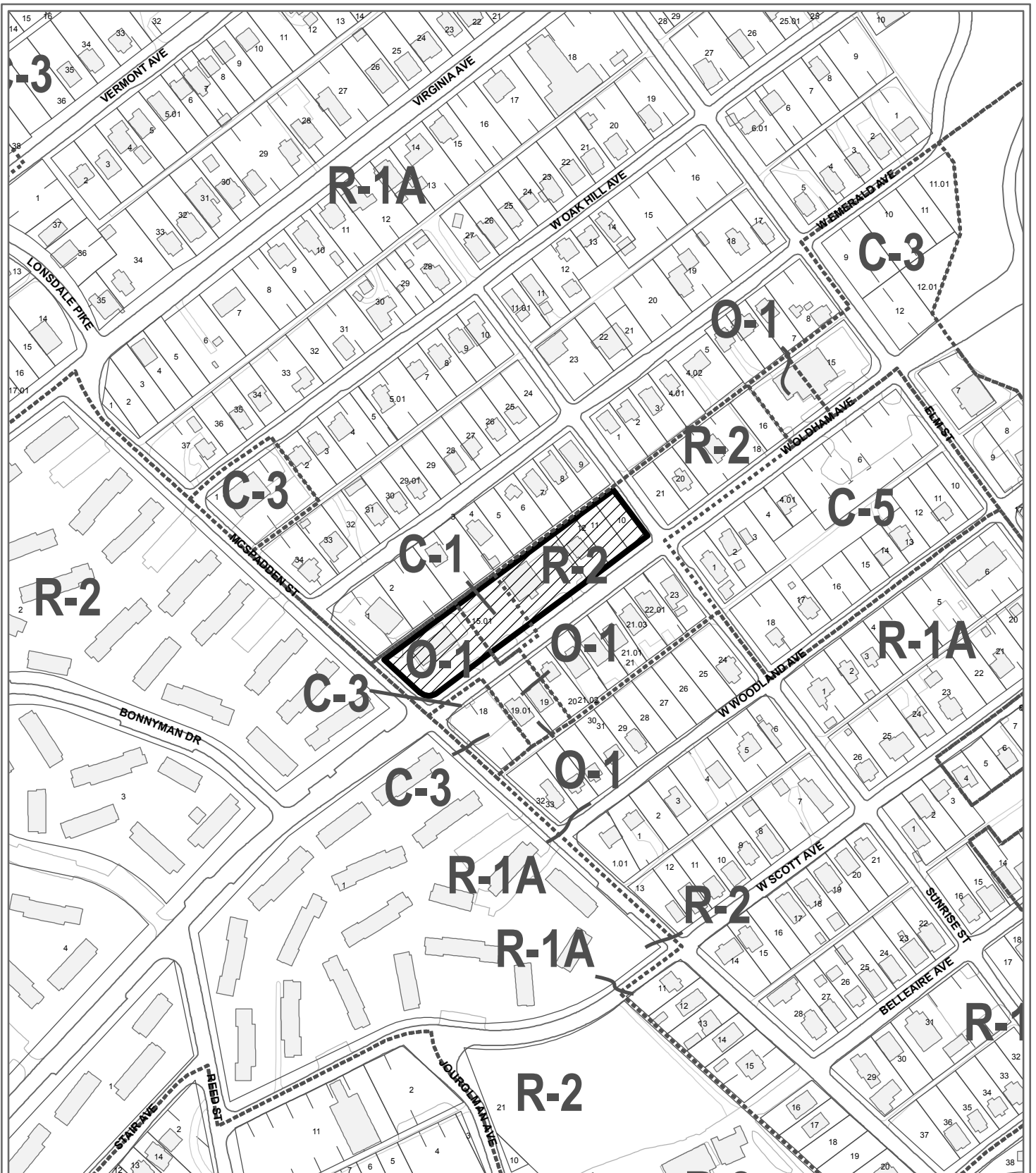
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Central City Sector Plan proposes general commercial uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

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.



**3-A-15-UR
USE ON REVIEW**

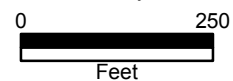


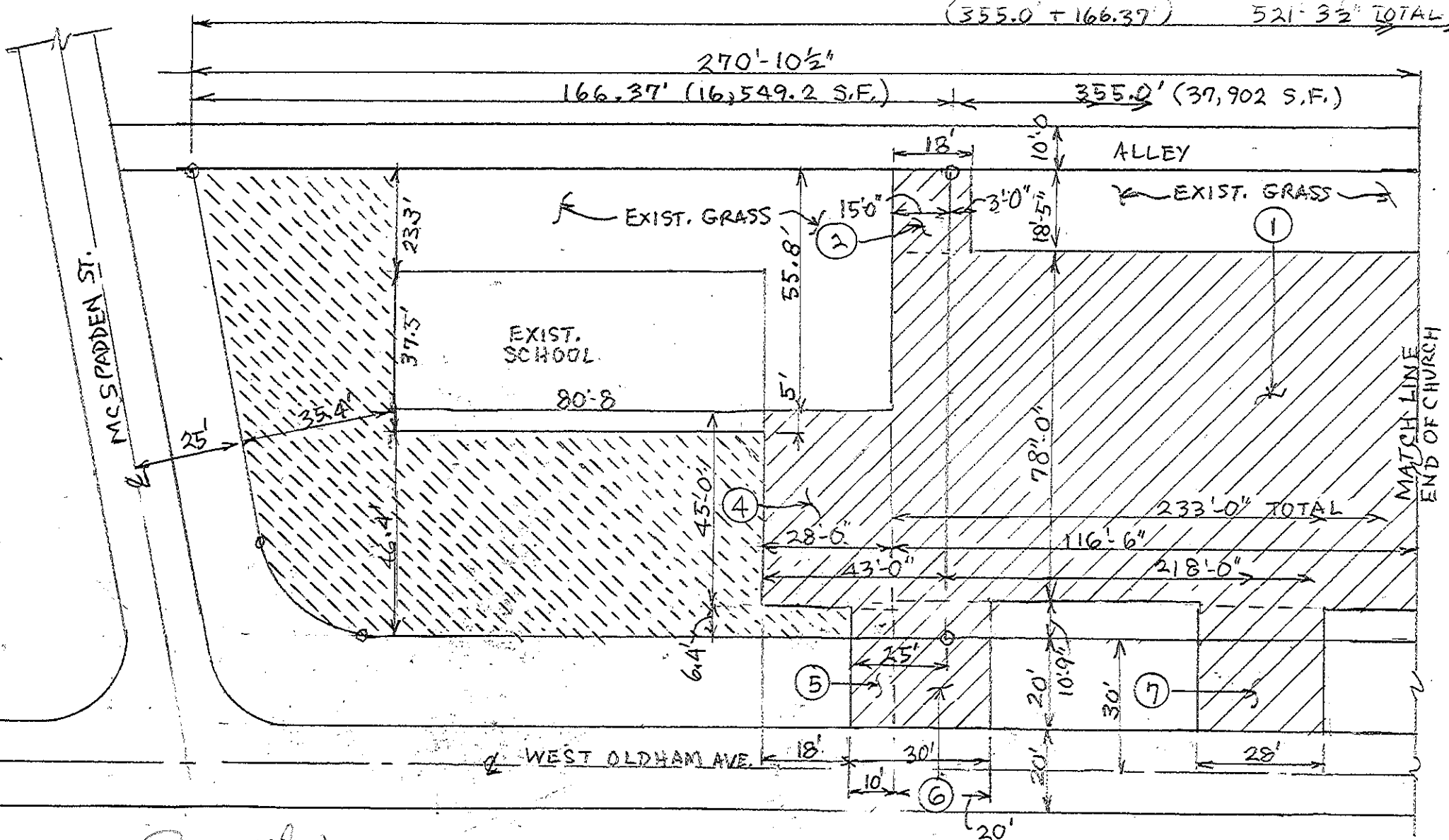
Church - new gymnasium in R-2 (General Residential), C-1 (Neighborhood Commercial) & O-1 (Office, Medical, and Related Services)

Original Print Date: 2/20/2015
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Burrell, Ron

Map No: 81
 Jurisdiction: City





DAY SPRING BAPTIST CHURCH SITE PLAN

SHEET 1 OF 2

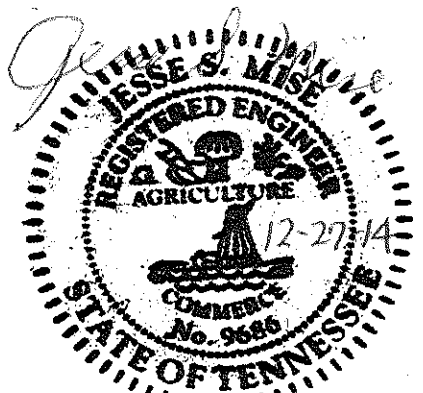
SCALE: 1" = 30'-0"

3-A-15-UR

NOTE

ADDITIONAL IMPERVIOUS AREA

OLD ASPHALT REMOVED AND REPLACED WITH GRASS





CERTIFICATE OF OWNERSHIP AND GENERAL RESERVATION

(1. WE) INDORGNED OWNER OF THE PROPERTY SHOWN HEREIN, HENRY ADORPT AS MY PLAN OF SUBDIVISION AND LOCATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM THE OWNER IN FULL OF THE PROPERTY, AND AS PROPERTY OWNER HAVE THE UNRESTRICTED RIGHT TO LOCATE THE STREETS AND/OR GRANT EASEMENTS AS SHOWN ON THIS PLAN. I FURTHER CERTIFY THAT ALL RESTRICTIVE COVENANTS, IF ANY, WHICH APPLY TO THE LOTS AND EASEMENTS SHOWN ON THIS PLAN OR ARE REFERRED TO HEREON, WITH COPIES OF THE REFERRED TO COVENANTS FILED WITH THE KNOX COUNTY REGISTER OF DEEDS.

Ronald & Martha Burress

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS CATEGORY SURVEY AND THE BASIS OF PRECISION OF THE UNADJUSTED SURVEY IS 1. CLASS AS SHOWN HEREON.
SURVEYOR *SFS/H* TOLN. REG. NO. 087

CERTIFICATION OF FINAL PLAN - CONSTRUCTION COMPLETE

I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWING, DOCUMENTS, AND STATEMENT CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN OTHERWISE SPECIFIED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION, OR FOR VARIANCES FOR WHICH APPLICATION HAS BEEN FILED. THE INDICATED MONUMENTS WERE IN PLACE ON THE 2nd DAY OF July, 2005.
SURVEYOR *SFS/H* TENNESSEE CERTIFICATE NO. 087

SUBDIVISION NAME AND STREET NAMES CONTAINED HEREIN REVIEWED AND APPROVED
DATE *October 27, 2005*
BY *Stephan J. King*
KNOXVILLE, KNOX COUNTY METROPOLITAN PLANNING COMMISSION

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.
CITY SIGNED *Stephan J. King* DATE *11-27-05*
COUNTY SIGNED *Thomson* DATE *10-27-05*
ZONING SHOWN ON OFFICIAL MAP *3-C-1, R-2*
DATE *10-27-05* BY *Thomson*

Certificate of Approval for Recording

This is to certify that the subdivision plat shown hereon and the Composite Design Plan #... have been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and stipulations noted on this plat and in the minutes of the Knoxville/Knox County Metropolitan Planning Commission, the... day of... 2005, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.
Date *1-5-06*

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF SANITARY SEWERS AND TREATMENT FACILITIES AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
DATE *10/27/05* *Ronnie Neal*
KNOX COUNTY HEALTH DEPARTMENT

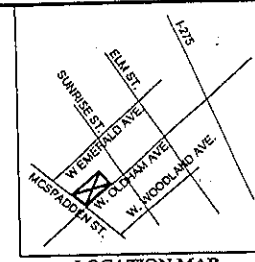
THIS IS TO CERTIFY THAT THERE ARE NO RECORDED DRAINAGE OR UTILITY EASEMENTS ON LOT LINES BEING EXAMINED ON THIS SUBDIVISION PLAN.
DATE *7/1/05* SIGNATURE *SFS/H*

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

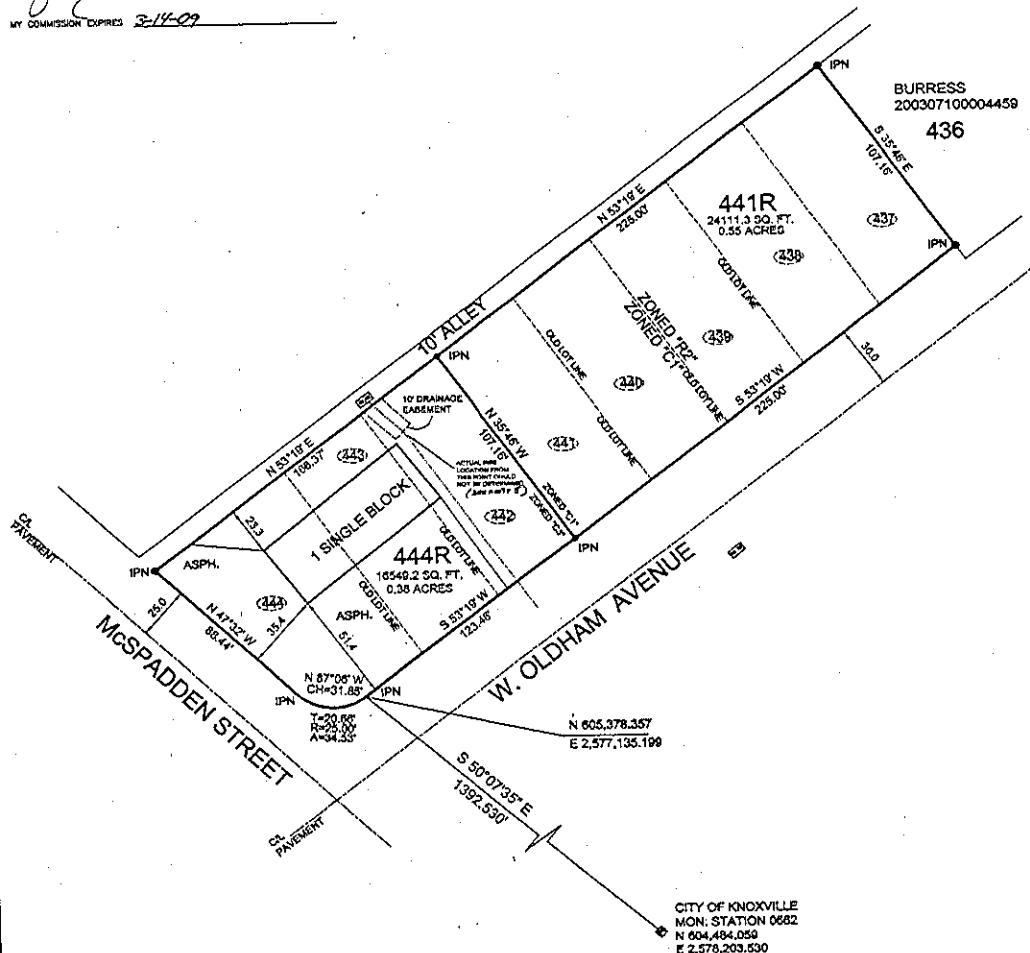
THE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAN ON THIS THE 4th DAY OF July, 2005.
Stephan J. King
ENGINEERING DIRECTOR

STATE OF TENNESSEE, COUNTY OF KNOX
ON THIS 30th DAY OF December, 2005, BEFORE ME
PERSONALLY APPEARED *Ronald & Martha Burress* TO ME
KNOWING (OR PROVED TO ME THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON (OR PERSONS) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE (OR SHE, OR THEY) EXECUTED THE SAME AS HIS (OR HER OR THEIR) FREE ACT AND DEED.
Ronald & Martha Burress
NOTARY SIGNATURE & SEAL
MY COMMISSION EXPIRES *3-14-09*

GRID NORTH IS BASED ON A BEARING OF 37°36'27"W, 542.733' FROM CITY CONTROL STATION 0682 TO STATION 0681. DISTANCES HAVE NOT BEEN REDUCED TO GRID.



- NOTES:
- 1. IRON PINS AT EACH CORNER.
 - 2. 10' UTILITY AND DRAINAGE INSIDE ALL BOUNDARY AND ROAD LINES, 5' INSIDE ALL OTHER LOT LINES, PLUS ANY OTHER EASEMENTS SHOWN.
 - 3. 2 LOTS EQUALING 40660.3 SQ. FT.
 - 4. VARIANCE TO REDUCE RADIUS AT THE INTERSECTION OF MSPADDEN ST. AND W. OLDHAM AVE. FROM 75' TO 25' APPROVED BY M.P.C. AUG. 11, 2005.
 - 5. A 10' DRAINAGE EASEMENT IS HEREBY ALSO DEDICATED ALONG FULL LENGTH OF THE UN-LOCATED PORTION OF DRAINAGE PIPE.

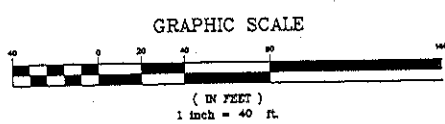


COUNTERSIGNED
JAN 05 2006
JAMES R. SMITH
KNOX COUNTY
PROPERTY ASSESSOR

8-SL-05-F M-650755X

SUBDIVISION OF LOTS 437-444 OF BON VIEW ADDITION TO KNOXVILLE	
DISTRICT-6 WARD-20 KNOXVILLE COUNTY-KNOX	
INSTR. 200204260088966 & 220211190044360	
C.L.T. MAP 0810 L 13, 14, 15, 16, & 17 CITY BLOCK 20181	
SCALE: 1"=40'	DATE: 7-8-2005
HINDS SURVEYING CO.	
4601 CHAMBLISS AVE. KNOXVILLE, TN. 37919	
JOB NO. 0507001	

OWNER
RONALD & MARTHA A. BURRESS
120 SHIPLE ROAD
POWELL, TN. 37849
945-5441



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