

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

▶ **FILE #:** 9-E-15-UR

**AGENDA ITEM #:** 45

**AGENDA DATE:** 9/10/2015

▶ **APPLICANT:** BEN GARLINGTON

OWNER(S): Sikh Sangat of East Tennessee, Inc.

TAX ID NUMBER: 107 E E 010

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 708 Washburn Rd

▶ **LOCATION:** East side of Washburn Rd., east of Apex Dr.

▶ **APPX. SIZE OF TRACT:** 20473 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Washburn Rd., a local street with a pavement width of 18' within a 40' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** R-2 (General Residential)

▶ **EXISTING LAND USE:** Church (damaged by fire)

▶ **PROPOSED USE:** Church

HISTORY OF ZONING: None Noted

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / R-2 residential

South: Detached dwellings & self storage / R-2 residential & C-6 commercial

East: Attached dwellings / R-2 residential

West: Detached dwellings / R-2 residential

NEIGHBORHOOD CONTEXT: The site is located on the eastern edge of an existing area of detached dwellings. This site is north of West High School and the TN National Guard Armory.

**STAFF RECOMMENDATION:**

▶ **WITHDRAW** as requested by the applicant

**COMMENTS:**

This request comes to you under unusual circumstances. A church was located on this site until it suffered significant fire damage which resulted in the building being demolished. Since there is no record of the church ever having been approved, it lost its preexisting nonconforming status when the building was torn down. The

applicant is now requesting approval of a use on review in order to permit the reconstruction of the church.

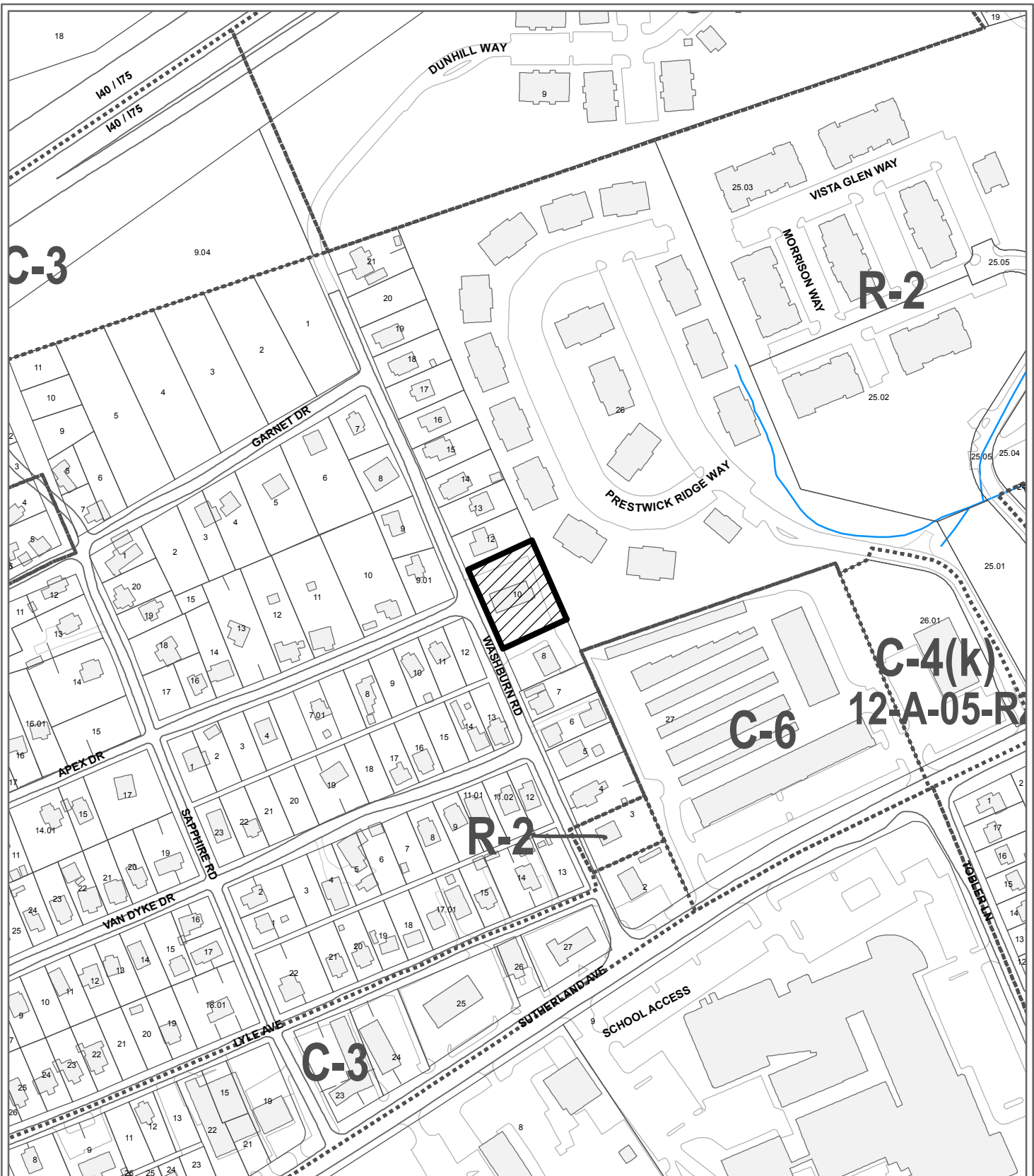
The applicant requested this matter be withdrawn on 8/25/15.

ESTIMATED TRAFFIC IMPACT: 201 (average daily vehicle trips)

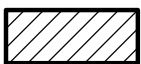
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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-E-15-UR  
USE ON REVIEW**



Church in R-2 (General Residential)

Original Print Date: 8/25/2015  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Garlington, Ben

Map No: 107

Jurisdiction: City

