

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

▶ **FILE #:** 2-C-16-UR

AGENDA ITEM #: 41

AGENDA DATE: 2/11/2016

▶ **APPLICANT:** ROBYN MCADOO

OWNER(S): Roman Catholic Diocese

TAX ID NUMBER: 121 J A 001

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 711 S Northshore Dr

▶ **LOCATION:** Southwest side of S. Northshore Dr., south of Erin Dr.

▶ **APPX. SIZE OF TRACT:** 16.52 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via S. Northshore Dr., a major arterial street with a five lane section with a 56' pavement width, and Erin Dr., a local street with a 28' pavement width within a 50' to 55' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** R-1 (Low Density Residential) & O-3 (Office Park)

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

▶ **PROPOSED USE:** Addition of Columbarium and burial vaults (cemetery use) to church complex

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mixed businesses / C-4 (Highway and Arterial Commercial), C-6 (General Commercial Park) & O-1 (Office, Medical, and Related Services)

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

East: Church, apartments and residences / R-2 (General Residential) & O-1 (Office, Medical, and Related Services)

West: Residences / EN-2 (Established Neighborhood) & F-1 (Floodway)

NEIGHBORHOOD CONTEXT: The site is located in an area along S. Northshore Dr. that includes a mix of businesses, institutional uses and low and medium density residential developments.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for the proposed columbarium and burial vaults (cemetery use) to be located within the existing church complex as shown on the development plan, subject to 3 conditions.

1. Meeting all applicable conditions of the use on review approval for this church complex (1-K-15-UR) granted by the Planning Commission on January 8, 2015.

2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinances.

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

COMMENTS:

The applicant is proposing to add a columbarium and burial vaults (cemetery use) in a small courtyard area behind the new cathedral for the Roman Catholic Diocese of Knoxville that is presently under construction at this church complex located on S. Northshore Dr. The cathedral and associated site improvements were approved by the Planning Commission on January 8, 2015 (1-K-15-UR). The proposed columbarium and burial vaults is a cemetery use that requires a use on review approval in the R-1 zoning district.

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

1. Public water and sewer utilities are available to serve the development.
2. Implementing the recommendations of the Traffic Impact Study will help to manage the traffic that is related to the church complex.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES

1. With the recommended conditions, the proposed columbarium and burial vaults meet the requirements of the Knoxville Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development 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 traffic through residential areas since the primary access is out to S. Northshore Dr., a major arterial street.

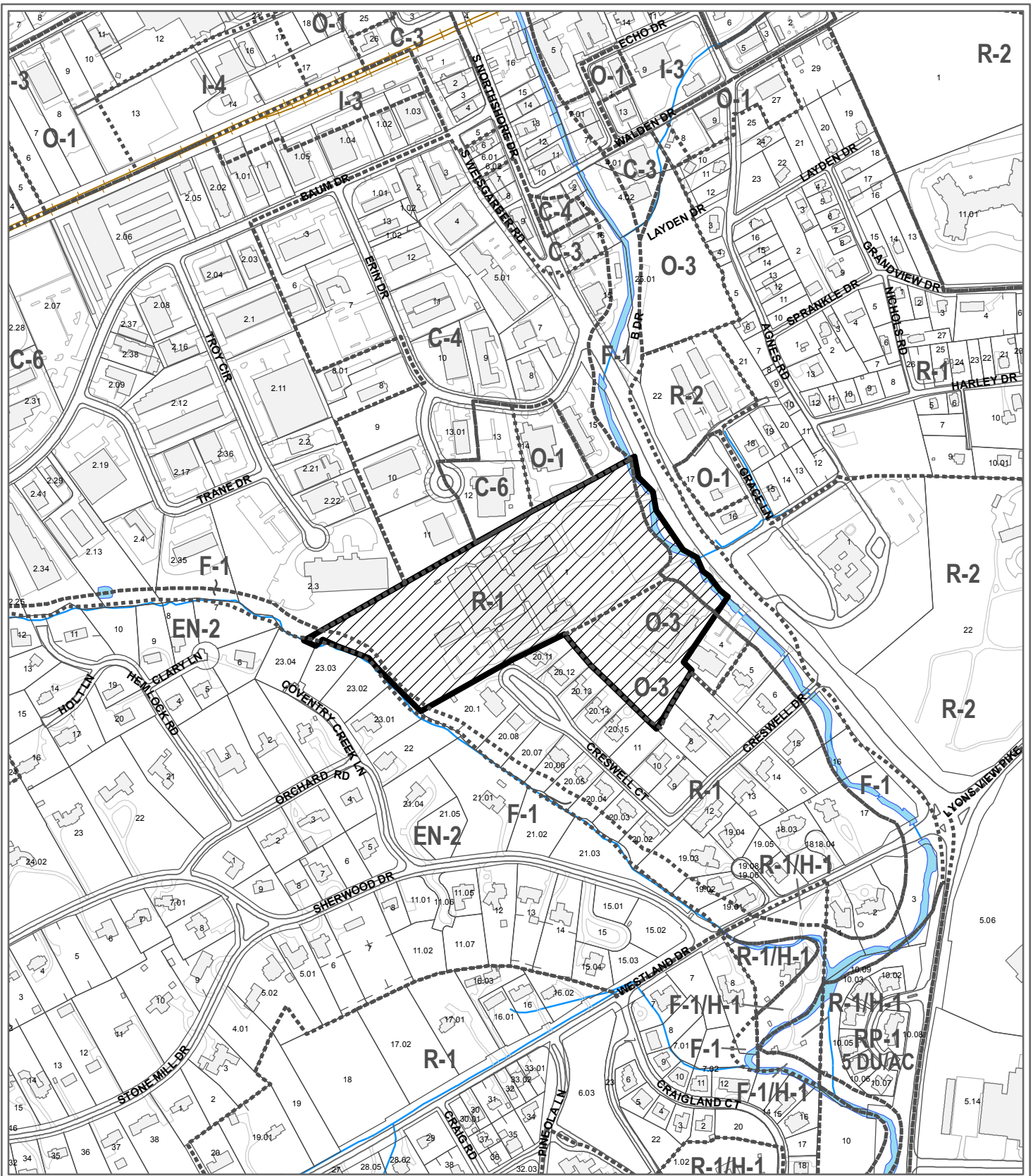
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and the West City Sector Plan both propose office uses for the portion of the site that the cathedral will be built on. Under the Zoning Ordinances church facilities and cemeteries are considered to be compatible uses in both office and residential areas.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

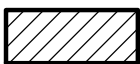
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**2-C-16-UR
USE ON REVIEW**

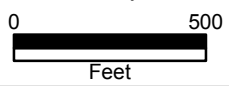


Addition of Columbarium and burial vaults (cemetery) to church and school uses in R-1 (Low Density Residential) & O-3 (Office Park)

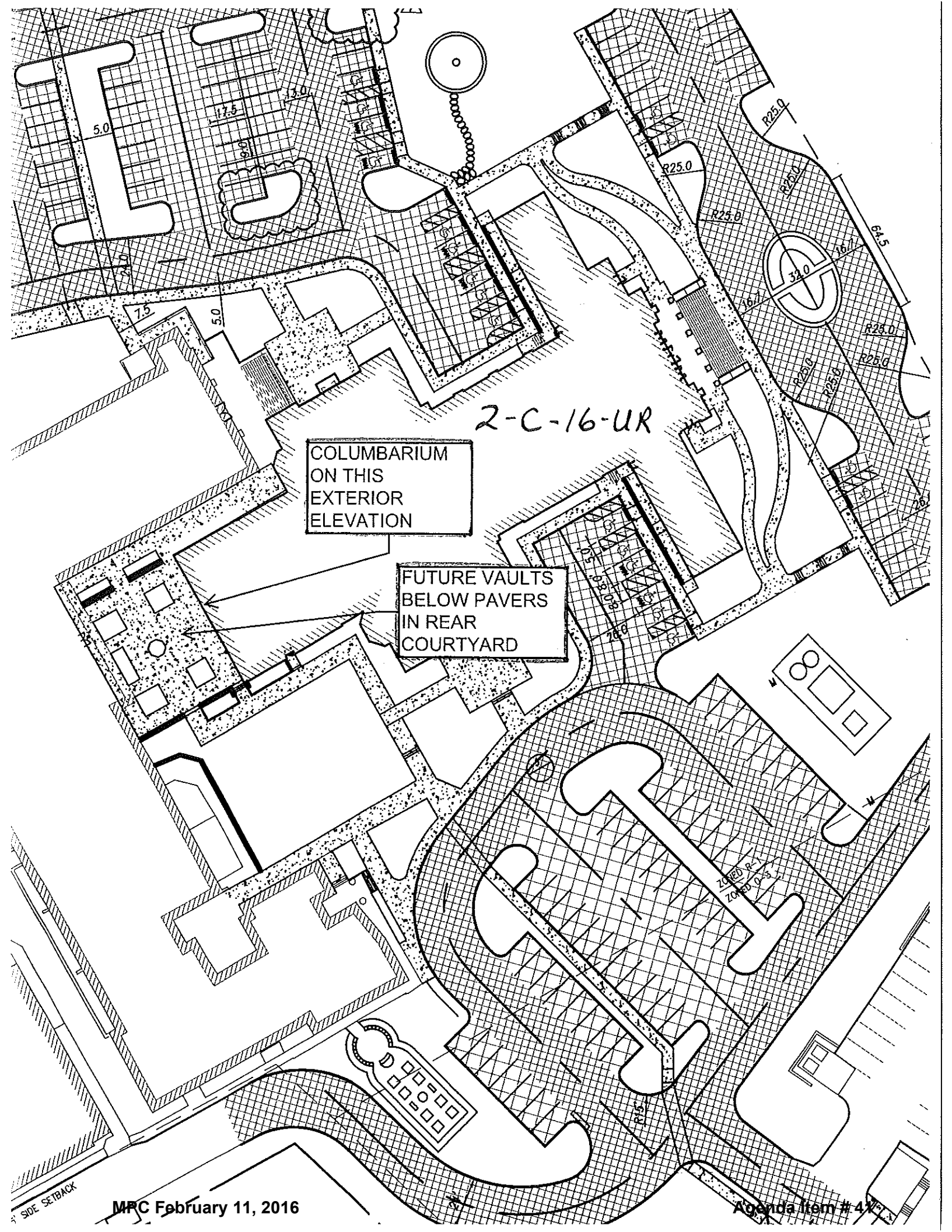
Petitioner: McAdoo, Robyn

Map No: 121

Jurisdiction: City



Original Print Date: 1/26/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

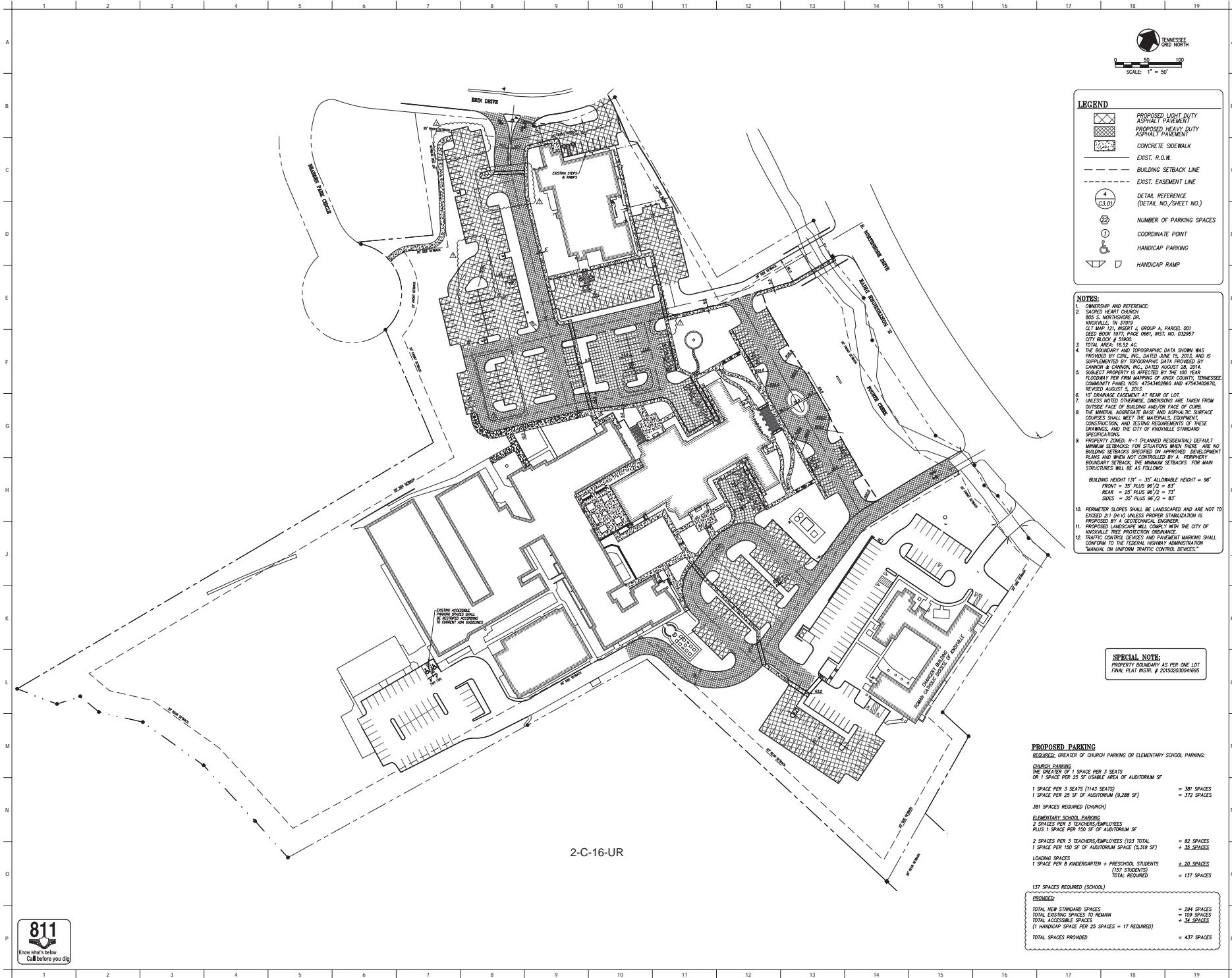


2-C-16-UR

COLUMBARIUM
ON THIS
EXTERIOR
ELEVATION

FUTURE VAULTS
BELOW PAVERS
IN REAR
COURTYARD

4' SIDE SETBACK



2-C-16-UR

LEGEND

- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- EXIST. R.O.W.
- BUILDING SETBACK LINE
- EXIST. EASEMENT LINE
- DETAIL REFERENCE (DETAIL NO./SHEET NO.)
- NUMBER OF PARKING SPACES
- COORDINATE POINT
- HANDICAP PARKING
- HANDICAP RAMP

- NOTES:**
1. OWNERSHIP AND REFERENCE: SACRED HEART CHURCH, 800 S. NORTHSHORE DR., KNOXVILLE, TN 37919
 2. CLIENT: M&T INSERT 1, GROUP A, PARCEL 001 DEED BOOK 1977, PAGE 0661, INST. NO. 020267 CITY BLOCK # 21000.
 3. TOTAL AREA: 16.52 AC.
 4. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY C&C, INC., DATED JUNE 15, 2013, AND IS SUPERSEDED BY TOPOGRAPHIC DATA PROVIDED BY CANNON & CANNON, INC., DATED AUGUST 28, 2014.
 5. SUBJECT PROPERTY IS AFFECTED BY THE 100 YEAR FLOODWAY PER FIRM MAPPING OF KNOX COUNTY, TENNESSEE; COMMUNITY FLOOD NOS. 475454000B AND 475454000C; REVISED AUGUST 6, 2013.
 6. 10' SPRAWL EASEMENT AT REAR OF LOT.
 7. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 8. THE MINIMAL APPROXIMATE GRADE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
 9. PROPERTY ZONED: R-1 (PLANNED RESIDENTIAL) DEFAULT MINIMUM SETBACKS FOR SITUATIONS WHEN THERE ARE NO BUILDING SETBACKS SPECIFIED ON APPROVED DEVELOPMENT PLANS AND WHEN NOT CONTROLLED BY A FUTURE BOUNDARY SETBACK, THE MINIMUM SETBACKS FOR MAIN STRUCTURES WILL BE AS FOLLOWS:
 BUILDING HEIGHT 13' - 31' ALLOWABLE HEIGHT = 96'
 FRONT = 35' PLUS 96'/2 = 83'
 REAR = 25' PLUS 96'/2 = 73'
 SIDES = 35' PLUS 96'/2 = 83'
 10. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
 11. PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
 12. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

SPECIAL NOTE:
 PROPERTY BOUNDARY AS PER ONE LOT FINAL PLAT NSR# 2015020004695

PROPOSED PARKING
 REQUIRED: GREATER OF CHURCH PARKING OR ELEMENTARY SCHOOL PARKING:

CHURCH PARKING:
 THE GREATER OF 1 SPACE PER 3 SEATS OR 1 SPACE PER 25 SF USABLE AREA OF AUDITORIUM SF

1 SPACE PER 3 SEATS (143 SEATS)	= 381 SPACES
1 SPACE PER 25 SF OF AUDITORIUM (9,288 SF)	= 372 SPACES

381 SPACES REQUIRED (CHURCH)

ELEMENTARY SCHOOL PARKING:
 2 SPACES PER 3 TEACHERS/EMPLOYEES PLUS 1 SPACE PER 150 SF OF AUDITORIUM SF

2 SPACES PER 3 TEACHERS/EMPLOYEES (123 TOTAL)	= 82 SPACES
1 SPACE PER 150 SF OF AUDITORIUM SPACE (5,319 SF)	= 35 SPACES

LOADING SPACES:
 1 SPACE PER 8 KINDERGARTEN + PRESCHOOL STUDENTS (157 STUDENTS TOTAL REQUIRED)
 = 20 SPACES

137 SPACES REQUIRED (SCHOOL)

PROVIDED:

TOTAL NEW STANDARD SPACES	= 294 SPACES
TOTAL EXISTING SPACES TO REMAIN	= 159 SPACES
TOTAL ACCESSIBLE SPACES	= 32 SPACES
(1 HANDICAP SPACE PER 25 SPACES = 17 REQUIRED)	
TOTAL SPACES PROVIDED	= 437 SPACES



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BARBER McMURRY
 architects since 1915

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 bma1915.com

CATHEDRAL CONSULTANT

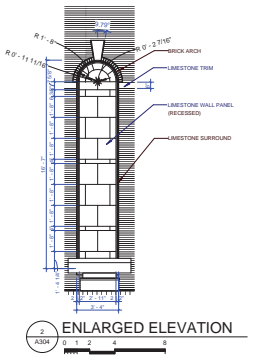
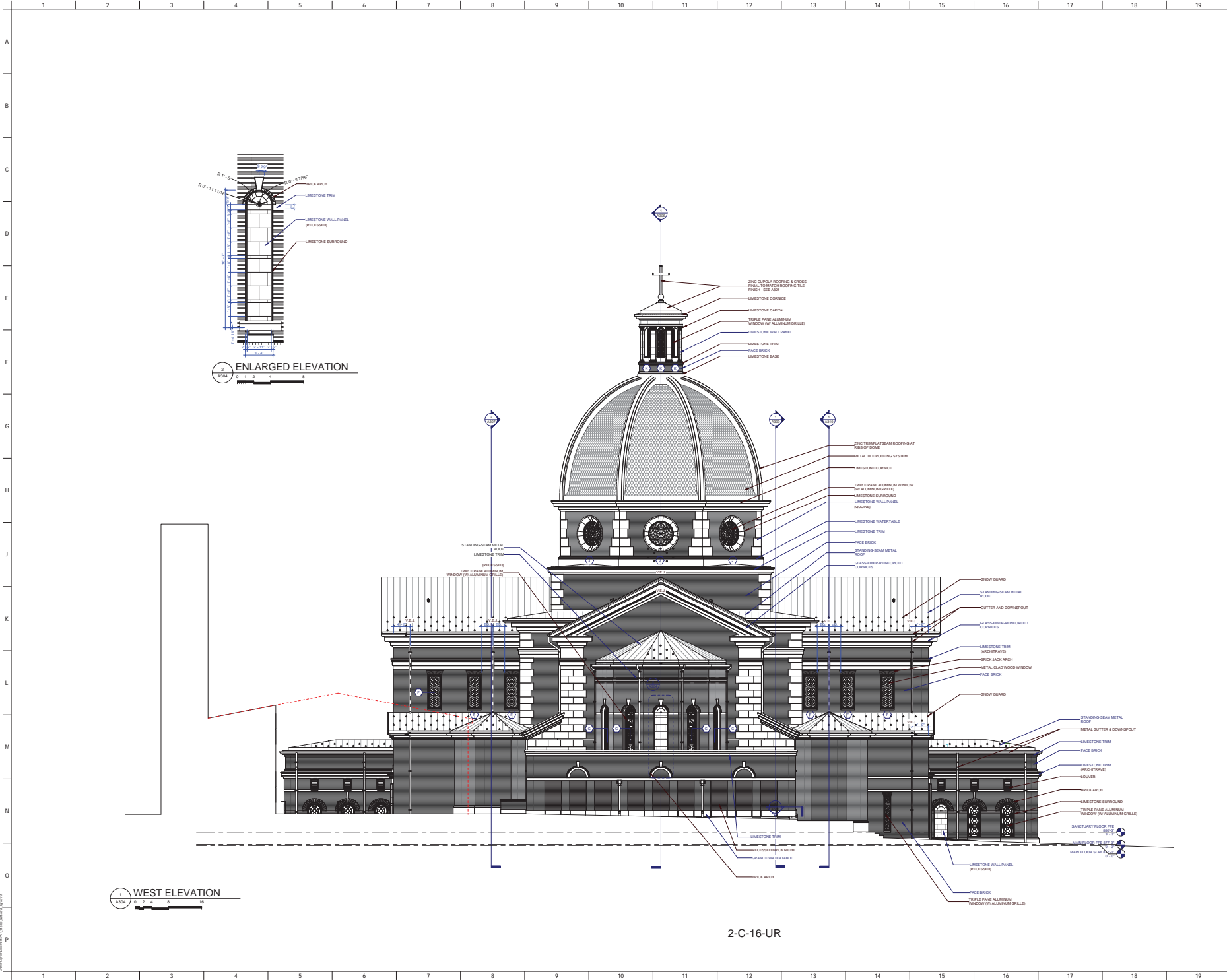
MCCRELL Architects
 CONSULTING ENGINEERS
 FIELD SUPERVISORS

Professional Engineer Seal
 J. J. Barber
 No. 11-15915
 State of Tennessee

PROJECT NUMBER: 142400
 PROJECT NAME: SACRED HEART CATHEDRAL
 OWNER: SACRED HEART CATHEDRAL AND CATHEDRAL SCHOOL
 PROJECT ADDRESS: 711 S. NORTHSHORE DR. KNOXVILLE, TN 37919
 CONSULTANTS: CANNON & CANNON, INC.
 CONSULTING ENGINEERS FIELD SUPERVISORS
 11000 Highway 58, Knoxville, TN 37921
 (615) 596-1100
 CCI PROJECT NO. 02081-0012

PARTNER-IN-CHARGE	KLH
PROJECT MANAGER	REM
DRAWN BY	SMW
REVIEWED BY	RUB
ISSUE DATE	07.31.2015
REVISIONS:	
1 CITY COMMENTS	09.24.2015
2 REVISION 6	10.09.2015
3 OWNER REVISIONS	11.25.2015
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C1.00
 OVERALL PARKING PLAN



1 WEST ELEVATION
ASD 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

2 ENLARGED ELEVATION
ASD 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

2-C-16-UR

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CATHEDRAL CONSULTANT

McCRERY Architects
 405 West Main Street, Suite 102
 Washington, Tennessee 37393
 865.577.0144 www.mccreryarchitects.com

BULLY L. HEADER
 3100 15th
 STATE OF TENNESSEE

PROJECT NUMBER
 142400

PROJECT NAME
 SACRED HEART CATHEDRAL

OWNER
 Sacred Heart Cathedral and
 Cathedral School

PROJECT ADDRESS
 711 S. NORTHSORE DR.
 KNOXVILLE, TN 37919

CONSULTANTS

PARTNER-IN-CHARGE KJH
 PROJECT MANAGER REM
 DRAWN BY KDC
 REVIEWED BY TMM
 ISSUE DATE 7.31.2015
 REVISIONS

A304
 EXTERIOR ELEVATIONS