

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

▶ **FILE #:** 9-H-17-UR

AGENDA ITEM #: 61

AGENDA DATE: 9/14/2017

▶ **APPLICANT:** WEST LONSDALE BAPTIST CHURCH

OWNER(S): Eric Langford

TAX ID NUMBER: 93 E E 003

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2812 Dayton St

▶ **LOCATION:** East side Dayton St, south of Western Ave.

▶ **APPX. SIZE OF TRACT:** 0.36 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Dayton St., a local street with 26' of pavement width within 50' of right-of-way, or Waverly St., a local street with 24' of Pavement width within 55' of 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:** Public-Quasi Public

▶ **PROPOSED USE:** Medical Clinic

HISTORY OF ZONING: Property was rezoned from R-1A to R-2 in June 2017 (5-G-17-RZ).

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

South: Church / R-2 (General Residential)

East: Waverly St., residences / R-1A (Low Density Residential)

West: Dayton St., residences / R-1A (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is located on the northern edge of a residential neighborhood that is zoned R-1A. The adjacent church is zoned R-2. To the north are commercial uses along Western Ave., zoned C-3.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for an approximate 1,400 sqft medical clinic, subject to the following 3 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the Article 8 (Signs, billboards, and other advertising structures).
2. Meeting any relevant requirement of the Knox County Health Department.
3. Meeting all applicable requirements of City of Knoxville Engineering Department.

With the conditions noted, this plan meets the requirements of the R-2 District and the other criteria for

approval of a use on review.

COMMENTS:

The proposed medical clinic will be located in a house that is to be renovated. The house is currently on the same lot as and owned by the adjacent West Lonsdale Baptist Church, who is also the applicant. If approved, a lot will be created for the medical clinic that will include the approximate area identified on the site plan. The parking area will be to the south side of the clinic, between the existing house structure and the church parking lot. The signage will be similar to that shown in the attached photograph and located within the front yard. The sign must comply with the sign standards of the zoning ordinance that limits detached signs to 16 square feet and non-illuminated for lots that are less than 150 feet wide, as this lot will be. The trash bin will be located behind the house when it is not placed at the street for pickup. All medical waste will be handled separately for safe disposal.

The medical clinic will provide basic medical, dental and vision care, as well as spiritual counseling. Remote Area Medical holds monthly free clinics in the church and this service will be moved to this clinic. The intent is to eventually operate the medical clinic on a daily basis.

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

1. The subject property has water and sewer utilities available.
2. The proposed medical clinic is anticipated have only one doctor on duty at a time. The provided parking reflects this intent. If needed, the adjacent church parking lot can handle excess parking demand since the church and clinic peak parking demands do not overlap.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. This proposed medical clinic in the R-2 zone district 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 additional traffic through residential areas.
2. Additional traffic generated through the residential neighborhood should be limited since the property is about a half block from Western Avenue.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The One Year Plan and Central City Sector Plan propose TDR (Traditional Neighborhood Residential) uses for this site, which allows the uses permitted within the R-2 zone.
2. The site is located within the city limits of Knoxville on the Urban Growth Area on the Knoxville, Knox County, Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 57 (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-H-17-UR
USE ON REVIEW**



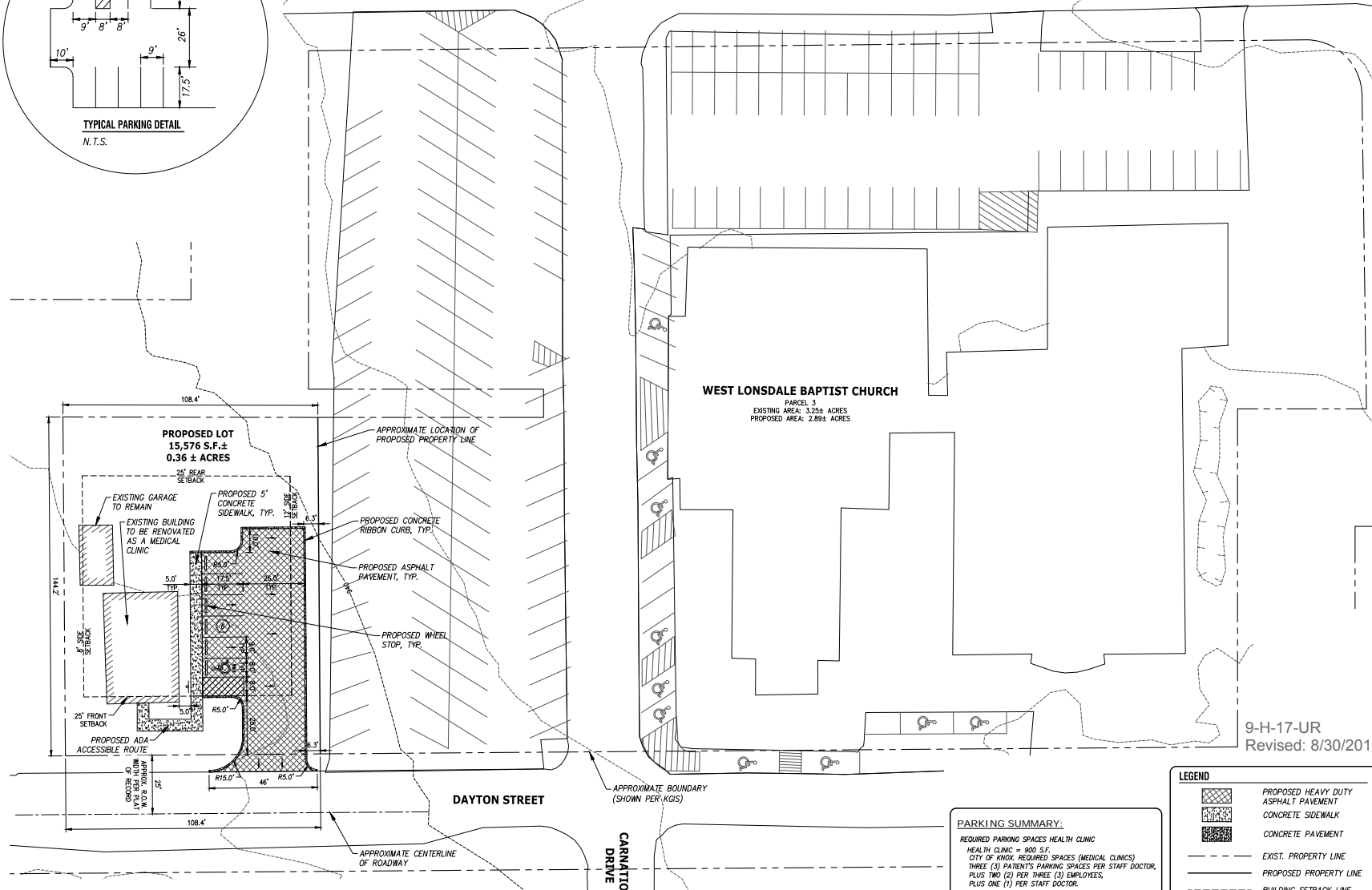
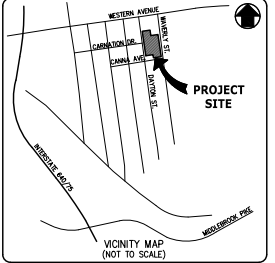
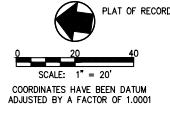
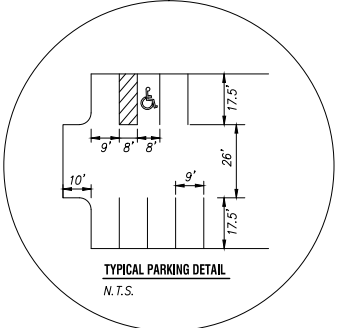
Medical Clinic in R-2 (General Residential)

Original Print Date: 8/15/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: West Lonsdale Baptist Church

Map No: 93
Jurisdiction: City





WEST LONSDALE BAPTIST CHURCH
 PARCEL 3
 EXISTING AREA: 3.25± ACRES
 PROPOSED AREA: 2.89± ACRES

PROPOSED LOT
 15,576 S.F. ±
 0.36 ± ACRES

- NOTES:**
1. THE BOUNDARY DATA IS SHOWN PER KNOXVILLE GEOGRAPHIC INFORMATION SYSTEMS (KGIS). THE PLANIMETRIC AND TOPOGRAPHIC DATA IS SHOWN PER INFORMATION DELIVERY SYSTEMS (IGS). THE BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN IS APPROXIMATE AND NOT FOR CONSTRUCTION.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
 4. TOTAL AREA OF EXISTING PARCEL 3: 3.25± ACRES
 TOTAL AREA OF PROPOSED PARCEL 3: 2.89± ACRES
 TOTAL AREA OF PROPOSED SUBDIVIDED LOT: 0.36± ACRES
 5. PROPERTY CONCERNED REFLECTS PARCEL 3 AS SHOWN ON KNOX COUNTY O.L.T. TAX MAP NO. 81 ZONING FOR THE PROPERTY IS R-2 "GENERAL RESIDENTIAL DISTRICT". THE TOTAL DISTURBED AREA IS APPROXIMATELY 0.25± ACRES. CITY BLOCK NUMBER IS 2304.
 6. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 7. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
 FRONT: 25 FEET
 REAR: 25 FEET
 SIDE: 8 FEET MIN. (20 FEET BOTH SIDES)
 8. OWNER: WEST LONSDALE BAPTIST CHURCH
 2720 DAYTON STREET
 KNOXVILLE, TN 37921
 9. PERMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROVIDED BY A GEOTECHNICAL ENGINEER.
 10. PROPOSED LANDSCAPE SHALL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
 11. PROPOSED PARKING SHALL MEET THE CITY OF KNOXVILLE REGULATIONS.
 12. PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND CITY OF KNOXVILLE REGULATIONS.
 13. GARBAGE FACILITIES WILL BE LOCATED INSIDE THE BUILDING FOR MEDICAL WASTE. A WASTE MANAGEMENT COMPANY WILL BE USED FOR THE SITE.

DRAINAGE & WATER QUALITY SPECIAL NOTE:
 PER COORDINATION WITH CITY OF KNOXVILLE STORMWATER ENGINEERING DIVISION, WATER QUALITY AND DETENTION WILL NOT BE REQUIRED FOR THE PROPOSED DEVELOPMENT.

9-H-17-UR
 Revised: 8/30/2017

REVISIONS	DATE
CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS 855.670.8555 8550 Kingston Pike www.cannon-cannon.com Knoxville, TN 37919	
CLIENT:	WEST LONSDALE BAPTIST CHURCH 2720 DAYTON STREET KNOXVILLE, TN 37921
PROJECT:	MEDICAL CLINIC RENOVATION 2720 DAYTON STREET KNOXVILLE, TN 37921
USE ON REVIEW SITE LAYOUT PLAN	
CDI PROJECT NO.	00170-0339
DRAWING DATE	AUGUST 30, 2017
FW	JRH
DRWN	SMG
CHKD	PKC
CHKD	-
FOR USE ON REVIEW ONLY NOT FOR CONSTRUCTION	
UOR1.01	

PARKING SUMMARY:
 REQUIRED PARKING SPACES HEALTH CLINIC
 HEALTH CLINIC = 900 S.F.
 CITY OF KNOX, REQUIRED SPACES (MEDICAL CLINICS)
 THREE (3) PATIENT'S PARKING SPACES PER STAFF DOCTOR,
 PLUS TWO (2) PER THREE (3) EMPLOYEES,
 PLUS ONE (1) PER STAFF DOCTOR.
 TOTAL REQUIRED = 6 SPACES (ESTIMATING 1 DOCTOR AND
 3 EMPLOYEES)
 PROPOSED PARKING SPACES HEALTH CLINIC
 TOTAL STANDARD SPACES PROVIDED = 5
 TOTAL ACCESSIBLE SPACES PROVIDED = 1
 TOTAL PROPOSED SPACES = 6

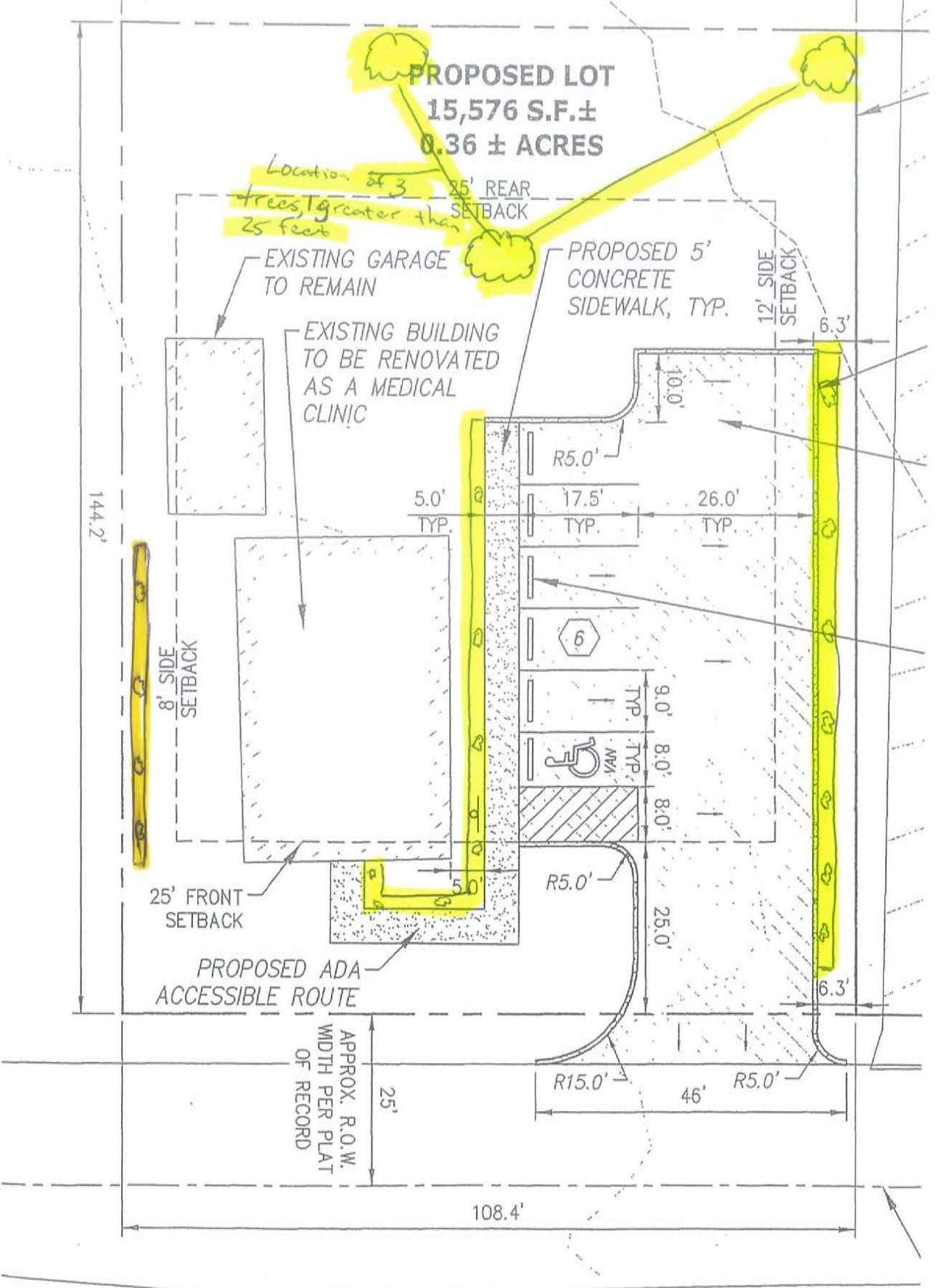
- LEGEND**
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE PAVEMENT
 - EXIST. PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - BUILDING SETBACK LINE
 - NUMBER OF PARKING SPACES
 - ACCESSIBLE PARKING
 - WHEEL STOP
 - DIRECTIONAL FLOW ARROW



FOR USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION

**PROPOSED LOT
15,576 S.F. ±
0.36 ± ACRES**

Location of 3 trees greater than 25 feet



Tree and Landscape Placement

9-4-17-UR

REVISED!
9/30/2017

Use on Review Development Plan

Name of Applicant: West Lonsdale Baptist Church

Date Filed: 7/31/2017 Meeting Date: 9/14/2017

Application Accepted by: Thomas Buckner

Fee Amount: File Number: Development Plan

Fee Amount: \$450.00 File Number: Use on Review 9-H-17-UR



PROPERTY INFORMATION

Address: 2812 Dayton St.
General Location: E/S Dayton St., S of Western Ave.
West of church property (2720 Dayton St.)
Tract Size: 0.36 Acres No. of Units:
Zoning District: R-2
Existing Land Use: PQP

Planning Sector: FDR Central City
Sector Plan Proposed Land Use Classification:

Growth Policy Plan Designation: Inside City Limits
Census Tract: 27
Traffic Zone: 151
Parcel ID Number(s): 093EE003
Jurisdiction: City Council 3rd District
 County Commission District

APPROVAL REQUESTED

- Development Plan: Residential Non-Residential
- Home Occupation (Specify Occupation)

Other (Be Specific)
Medical Clinic

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Eric Langford, Trustee
Company: West Lonsdale Baptist Church
Address: 2720 Dayton St.
City: Knoxville State: TN Zip: 37921
Telephone: 865 523 5975
Fax:
E-mail:

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:
PLEASE PRINT
Name: Todd Halliburton / Jeff Johnson
Company: West Lonsdale Baptist Church
Address: 2720 Dayton St.
City: Knoxville State: TN Zip: 37921
Telephone: 865 523 5975
Fax:
E-mail: wlonsdale@comcast.net

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Eric Langford
PLEASE PRINT
Name: Eric Langford
Company: West Lonsdale Baptist Church
Address: 2720 Dayton St.
City: Knoxville State: TN Zip: 37921
Telephone: 865 523 5975
E-mail:

Metropolitan Planning Commission
Use on Review

West Lonsdale Baptist Church Community Medical Clinic
2812 Dayton Street
Knoxville, TN 37921

Proposed Use:

We propose to establish a permanent free medical clinic in a house at 2812 Dayton Street which is owned by WLBC. We plan to remodel the house, updating all electrical, plumbing and interior to meet the needs of the clinic. Further, we plan to update the exterior to provide proper access, while maintaining the character of the structure as it blends with the surrounding homes.

The clinic will provide basic medical, dental and vision care. Further, we will provide spiritual counseling, building relationships with patients in order to work toward more sustainable solutions and to improve the overall health of the community. Currently, David Rankin, M.D. leads a group of medical professionals, pharmacists and Remote Area Medical volunteers who hold monthly free clinics in our church. Our vision is to eventually operate the permanent clinic on a daily basis.

The community served by West Lonsdale Baptist Church (WLBC) consists of low income homes, apartments and subsidized housing developments. A large number of the population have little or no English language skills (Burundian refugees, immigrants from Central America, etc.) which limits their ability to acquire jobs. This in turn limits their access to healthcare, except through emergency rooms of local hospitals.

The clinic will be sustained by ongoing grant seeking efforts, volunteer service, business and community support and continued support from WLBC.

Signage:

We propose to place signage similar to the included photograph which shows existing signage at Robinson Park, the community park on our property.

Garbage Dumpster Location:

We propose to utilize the city's "Small Commercial" trash collection program. The city will provide one 95 gallon garbage cart for once a week collection for \$50 per quarter. This cart will be located behind the building when not placed at the street for pickup.

We will also utilize a medical waste service similar to "Stericycle" which provides a number of options for safe disposal of medical waste.

Proposed signage for 3012 Dayton Street to be in this design
with medical clinic name.

4'5" wide
x
5'3" high

