



SPECIAL USE REPORT

▶ **FILE #:** 9-D-24-SU

AGENDA ITEM #: 49

AGENDA DATE: 9/12/2024

▶ **APPLICANT:** LIBERTY GENERAL CONSTRUCTION

OWNER(S): Bishop Bohdan Danylo Ukrainian Catholic Diocese of Parma

TAX ID NUMBER: 70 D E 028

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 2304 AULT RD

▶ **LOCATION:** Northeast side of Ault Rd, north of Robert Love Dr

▶ **APPX. SIZE OF TRACT:** 0.73 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Ault Road, a major collector street with a 19-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Love Creek

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Public/Quasi Public Land (church)

▶ **PROPOSED USE:** Priest living quarters

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single-family residential - RN-1 (Single-Family Residential Neighborhood)

South: Single-family residential - RN-1 (Single-Family Residential Neighborhood)

East: Single-family residential - RN-1 (Single-Family Residential Neighborhood)

West: Single-family residential - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This area of the Alice Bell/Springhill neighborhood is primarily comprised of single-family residences on larger lots. There is another church nearby to the south.

STAFF RECOMMENDATION:

▶ **Approve the expansion of a place of worship for a priest's living quarters because it is compatible with surrounding development and consistent with adopted plans.**

COMMENTS:

This request is for a 480 sq ft addition to the rear of an existing church, St. Thomas the Apostle, for the priest's living quarters. The church building is a converted single-family home that is comparable to the size and appearance of the surrounding homes in the neighborhood. The addition will match the existing height and style of the church.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The One Year Plan specifies that a church should be located on an arterial or collector street, where it can serve one or more residential areas in a manner that will not adversely affect adjacent, less intensive land uses. The subject property is located on Ault Road, which is a major collector street in the Alice Bell/Springhill Neighborhood. The church's building capacity is not of a scale that it should have any impact on the surrounding single-family residences.

B. The use of a church is not in conflict with the LDR (Low Density Residential) land use classification, or any other policies in the East City Sector Plan.

C. The minor expansion of the church does not conflict with any development policies in the General Plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The RN-1 zone is intended for traditional low-density residential neighborhoods with a predominant land use pattern of single-family dwellings. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

B. The church building is a converted single-family home and has maintained the general appearance of a single-family home. This nonresidential use can be permitted in the RN-1 zone and is compatible with the neighborhood that surrounds it.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The minor expansion of the church for the priest's living quarters is in the rear of the building and will not be apparent from the street. The church will maintain its general appearance as a single-family home and is compatible with the residential character of the area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The expansion of the church and the use in general is not anticipated to have any noxious impacts on surrounding properties.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The capacity of the church building is not such that it should have a significant impact on traffic, even during peak service hours. Although the property is located within a neighborhood, the street access is a major collector street that can accommodate traffic generated by a church of this size.

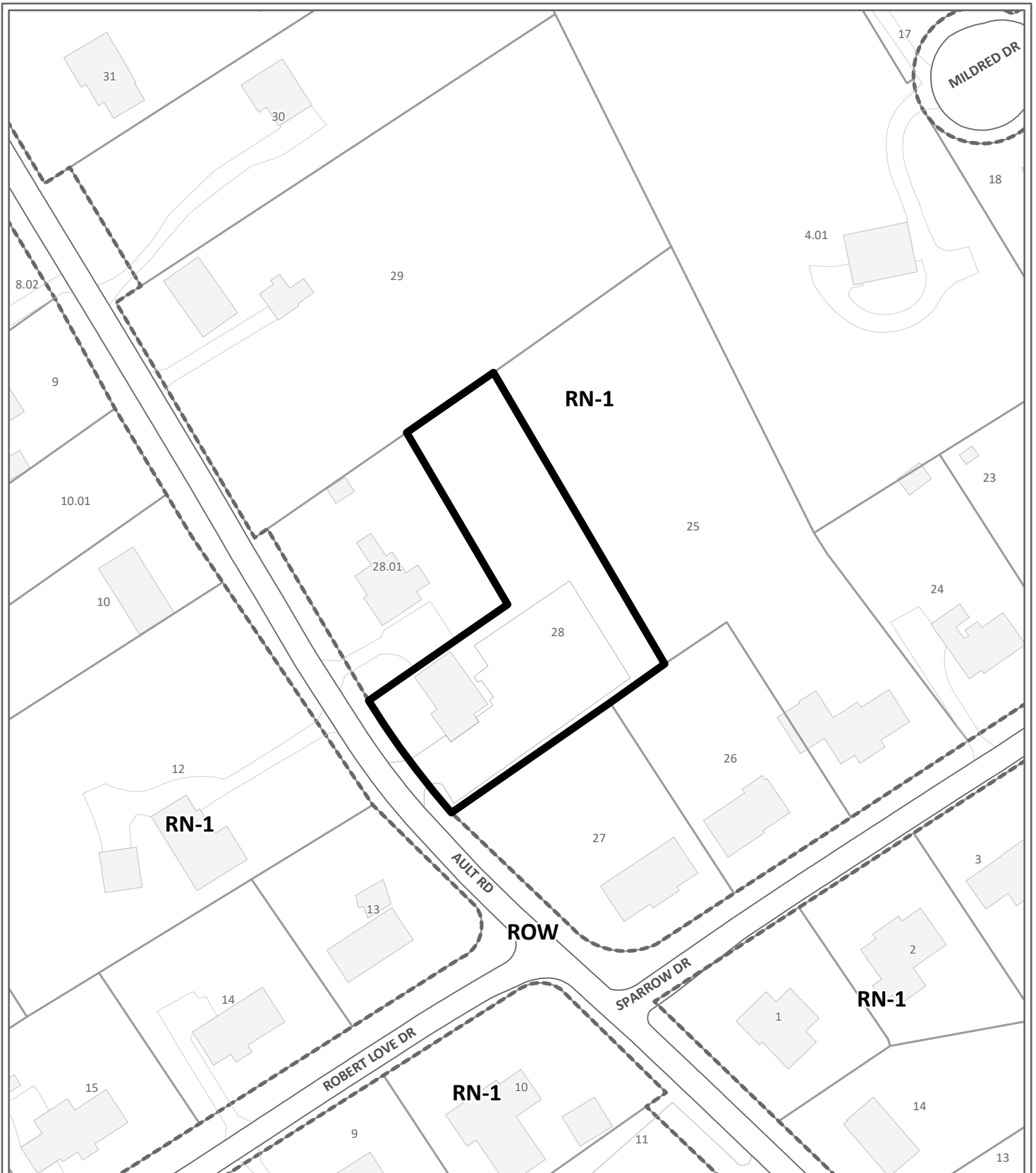
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no aspects of the property or the surrounding area that should pose a risk to the use of a place of worship, or the building expansion for living quarters.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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.



SPECIAL USE

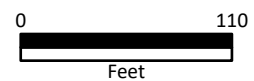
9-D-24-SU

Petitioner: Liberty General Construction



Priest living quarters in RN-1 (Single-Family Residential Neighborhood)

Map No: 70
Jurisdiction: City

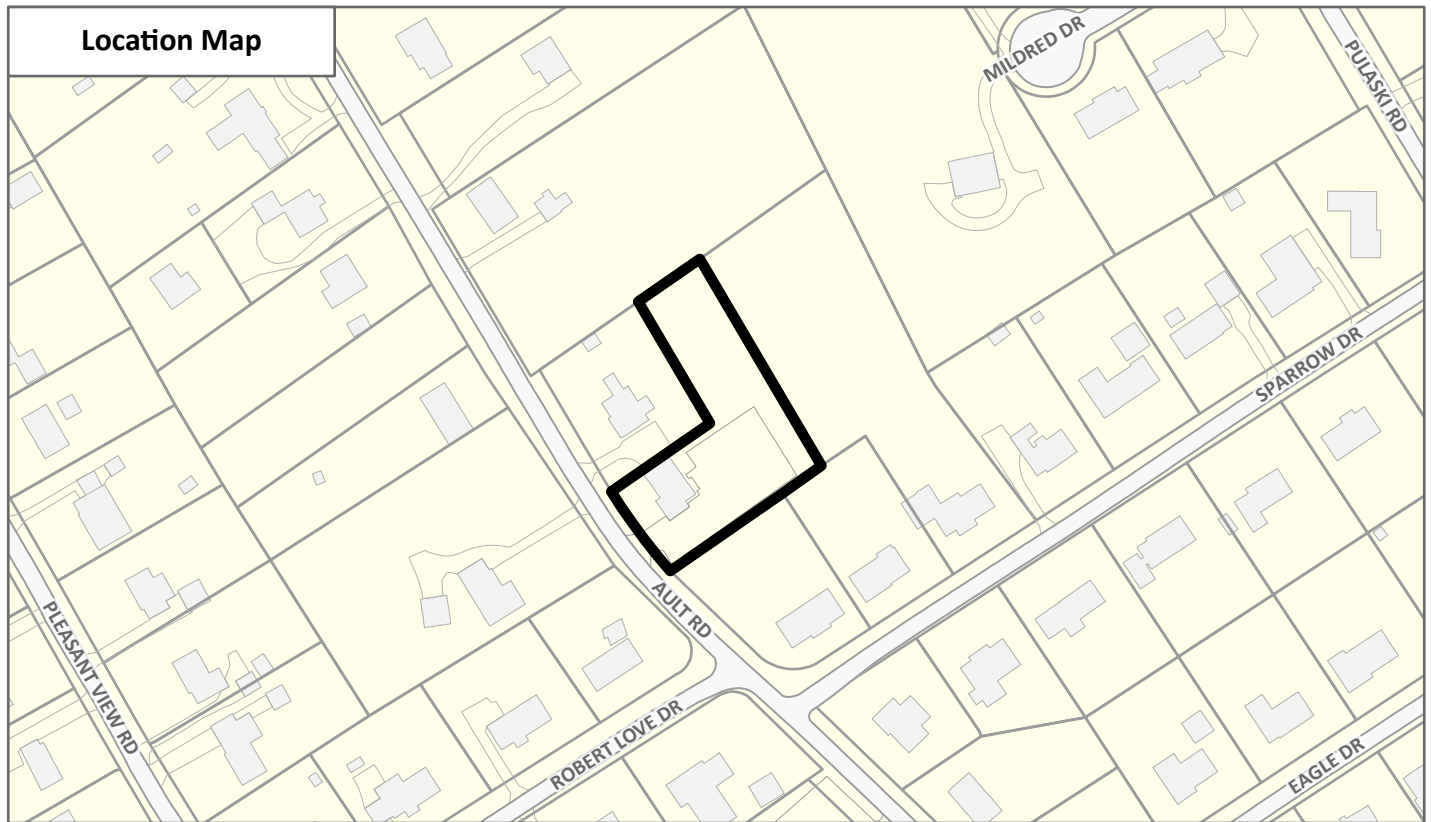


Original Print Date: 8/8/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images

Location Map



Aerial Map

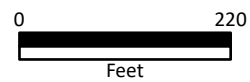


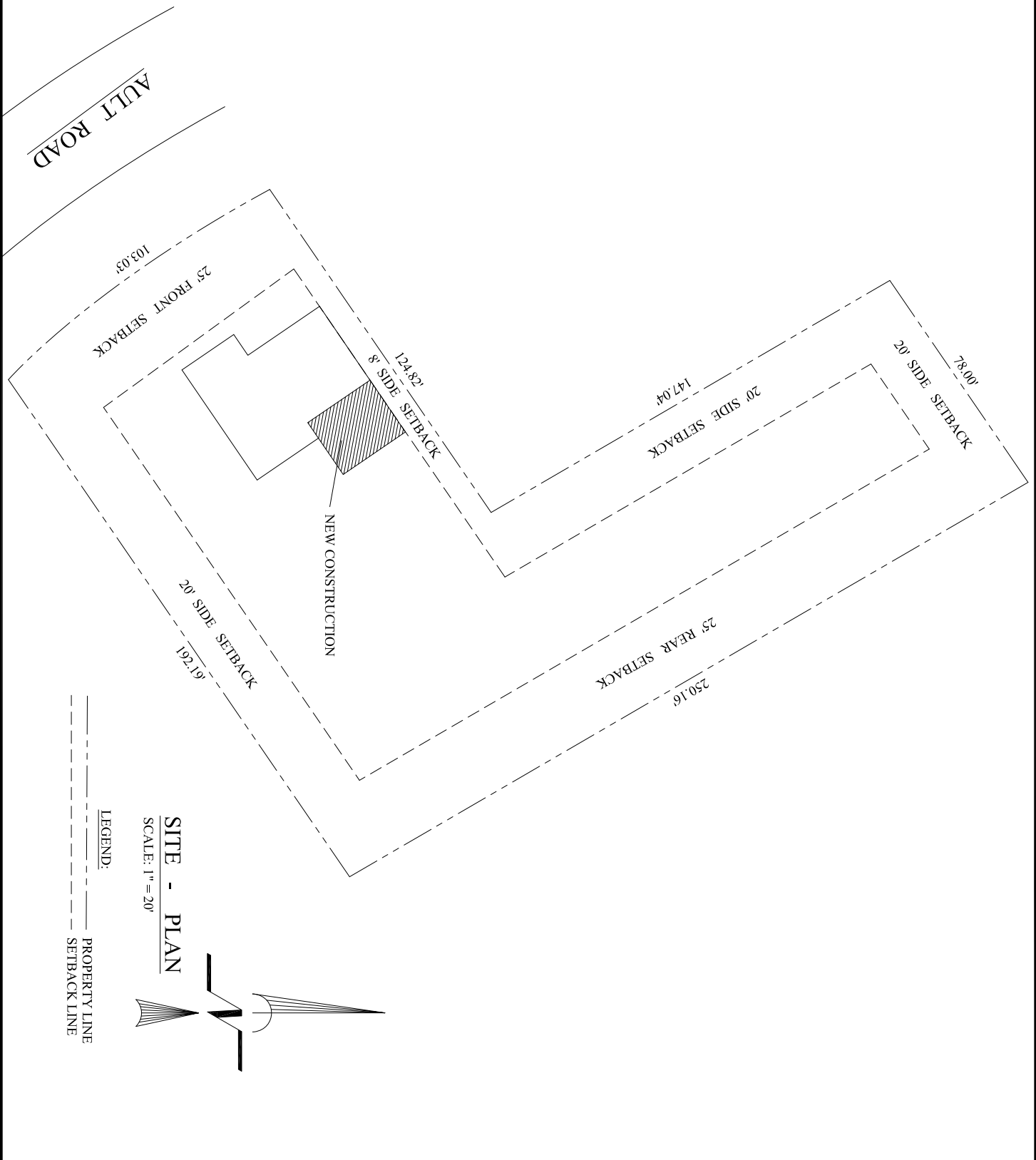
CONTEXTUAL MAPS 1

9-D-24-SU

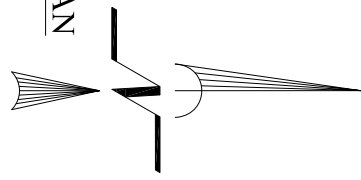


Case boundary





SITE - PLAN
 SCALE: 1" = 20'
 LEGEND:
 _____ PROPERTY LINE
 - - - - - SETBACK LINE



DRAWN BY: LG
 DATE: 06-03-2024
 SCALE: 1"=20'
 JOB NO. 2500
 SHEET NO. **200**

RESIDENCE OF:
UKRAINIAN CATHOLIC CHURCH
2304 AULT ROAD
KNOXVILLE, TN 37914

SITE - PLAN

L&S DESIGN
 LARRY GEORGE
 RESIDENTIAL DESIGNER
 2423 DIXIE LEE CIRCLE
 LENOIR CITY, TN 37772
 CELL (865) 789-6535

CHURCH ADD-ON

2304 AULT RD. KNOXVILLE, TN 37914

Project Status

3-8-24

3-8-24

AREA (SQUARE FOOTAGES):

BASEMENT	
MAIN FLOOR	480
GARAGE	
STORAGE	
DECKS/PATIOS	480
TOTAL AREA	

ISSUE

MARK	DATE	DESCRIPTION

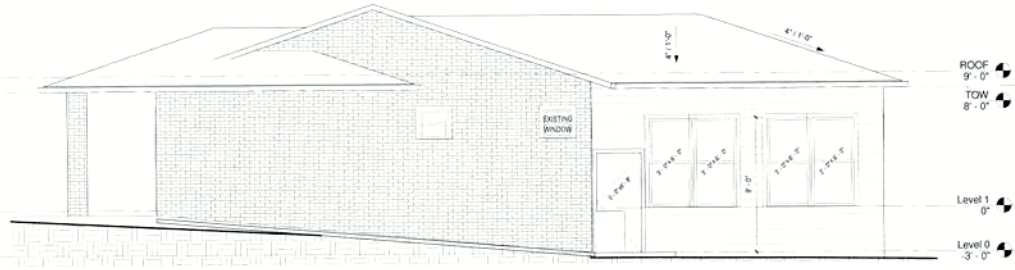
DRAWN BY: MS PROJ ARCH:

PROJ NO: Project Number

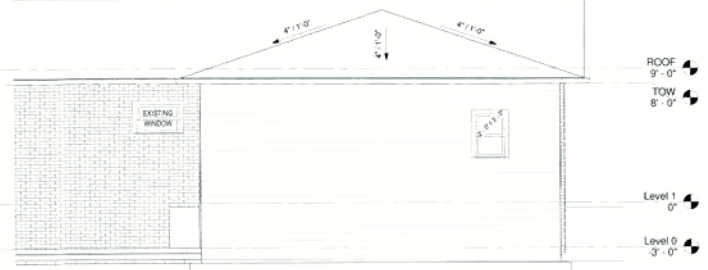
DATE: 3-8-24

DWG: ELEVATIONS

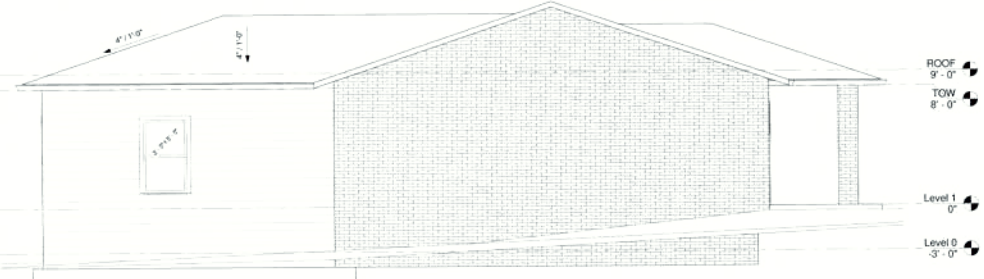
DWG: A201



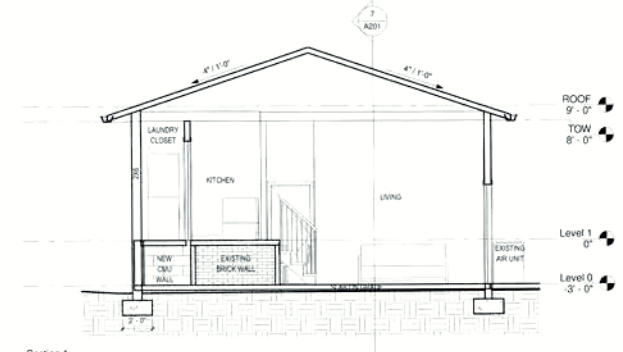
2 East
1/4" = 1'-0"



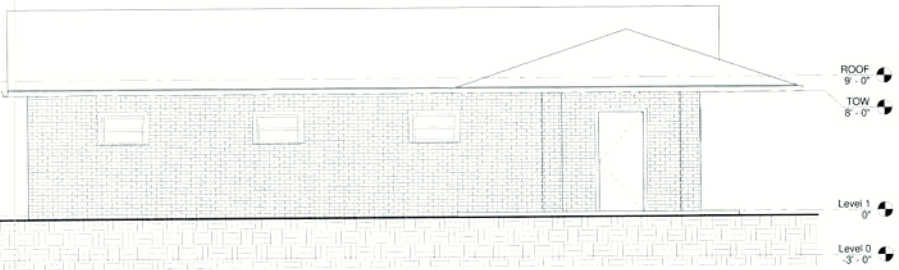
1 North
1/4" = 1'-0"



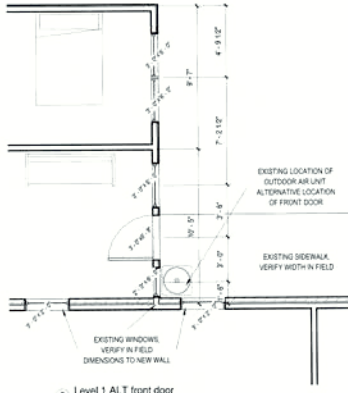
4 West
1/4" = 1'-0"



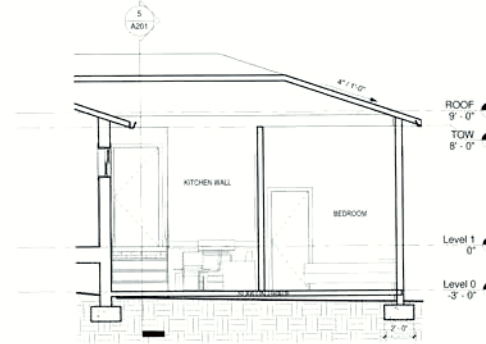
5 Section 1
1/4" = 1'-0"



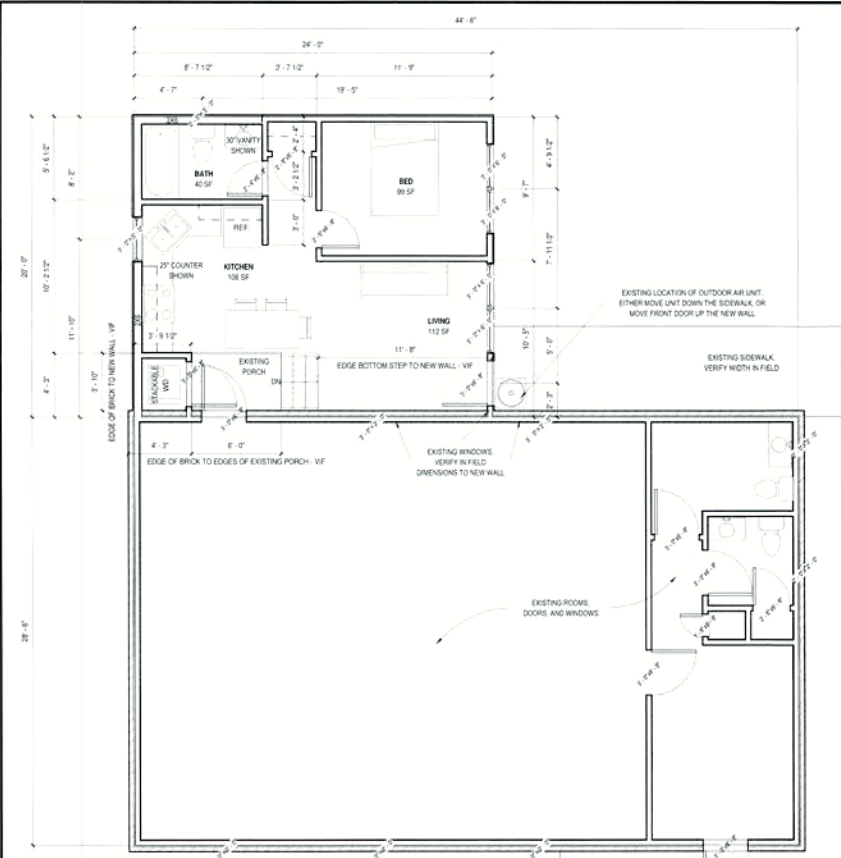
3 South
1/4" = 1'-0"



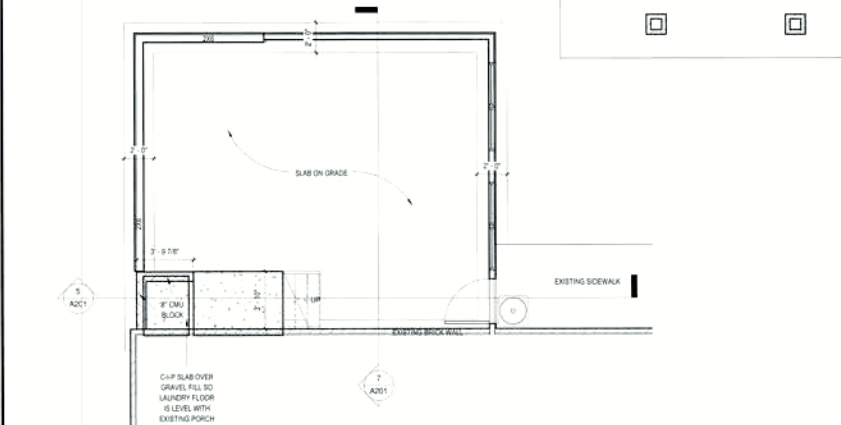
6 Level 1 ALT front door
1/4" = 1'-0"



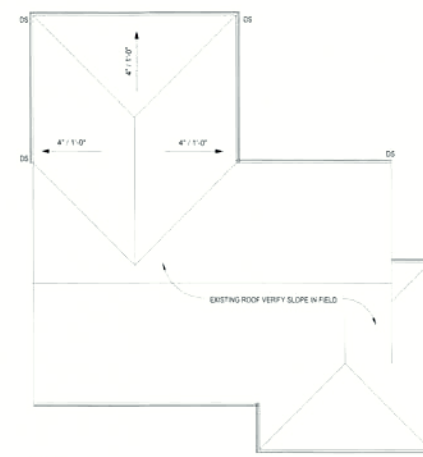
7 Section 2
1/4" = 1'-0"



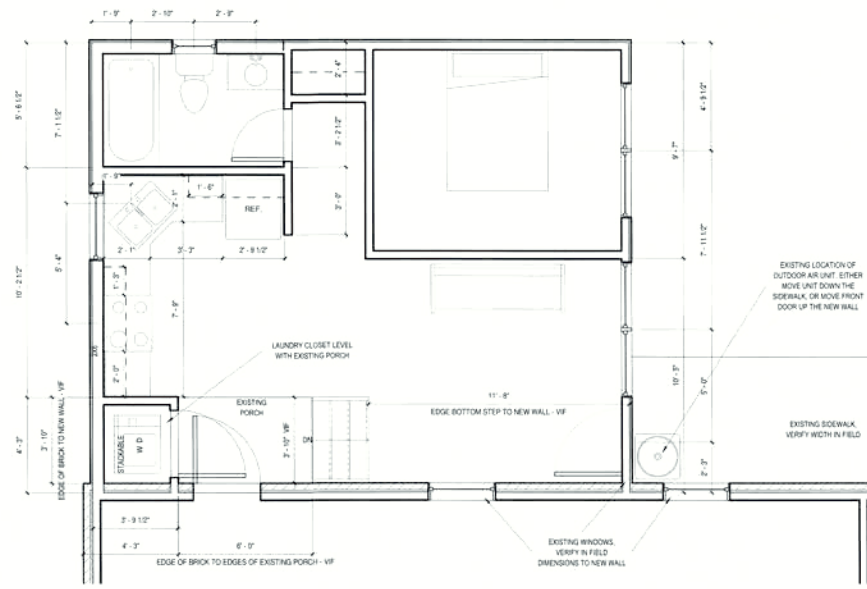
1 Level 1
 1/4" = 1'-0"



2 Level 0
 1/4" = 1'-0"



4 ROOF
 1/8" = 1'-0"



3 Level 1 ZOOM IN
 3/8" = 1'-0"

GENERAL NOTES

1. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF AUTHORITY HAVING JURISDICTION.
2. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY AUTHORITY HAVING JURISDICTION.
3. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR CONCERNS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
4. NOT USED.
5. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
6. OWNER WILL PROVIDE WORK NOTED BY OTHERS OR "NO" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRAM, SCHEDULE AND COORDINATE TO ASSURE PROPER SEQUENCE OF INSTALLATION.
7. COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.
8. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
9. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
10. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDSCAPE TO ENSURE SECURITY.
11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
12. PARTITIONS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" ALLOW FOR THICKNESS OF FINISHES.
13. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
14. ALL ELECTRICAL WORK TO BE INSTALLED BY LICENSED ELECTRICAL CONTRACTOR AND COMPLY WITH APPLICABLE NEC CODES.

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. "CLEAR" DISTANCE DENOTES CLEAR BETWEEN FINISH WALLS.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. PROVIDE AND INSTALL SOUND BATT INSULATION FULL HEIGHT OF ALL NEW WALLS.
4. PROVIDE AND INSTALL MOISTURE RESISTANT GYPSUM ON ALL WALLS AND CEILINGS IN BATHS, RESTROOMS, JANITOR CLOSETS, AND FOR FULL HEIGHT OF ALL CABINET WALLS WHERE SINKS ARE LOCATED.
5. GC SHALL PROVIDE IN-WALL BLOCKING FOR ALL MILLWORK OVERHEAD UNITS. COORDINATE WITH MILLWORKER FOR REQUIRED SIZE AND TYPE.
6. GC AND OWNER TO LOCATE ALL ELECTRICAL OUTLETS, CATV, DATA.
7. ALL NEW WALLS TO BE 2x4 WOOD STUDS @ 16" O.C. MAX WITH 1/2" GYPSUM WALL BOARD EACH SIDE.

STOCKSTILL DESIGN
 1212 GRAMERCY
 INDIAN TRAIL, NC 28079
 704.988.1619

CHURCH ADD-ON
 2304 AULT RD. KNOXVILLE, TN 37914

Project Status

3-8-24

AREA (SQUARE FOOTAGE):	
BASEMENT	480
MAIN FLOOR	480
GARAGE	
STORAGE	
DECK/PATIO	
TOTAL AREA	480

ISSUE		
MARK	DATE	DESCRIPTION

DRAWN BY: MS PROJ. ARCH: Project Number

PROJ. NO: 3-8-24

DATE: 3-8-24

DWG: FLOOR PLAN

DWG: A101

329
 BRCH



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Liberty General Construction

Applicant Name		Affiliation
7/29/2024	9/12/2024	9-D-24-SU
Date Filed	Meeting Date (if applicable)	File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Greg Levron Liberty General Construction

Name / Company
1955 Holston River Dr Rutledge TN 37861
Address
865-216-8025 / greg.levron@gmail.com
Phone / Email

CURRENT PROPERTY INFO

Bishop Bohdan Danylo Ukrainian Cathol	5720 State Rd Parma OH 44134	440-888-1522
Owner Name (if different)	Owner Address	Owner Phone / Email
2304 AULT RD	Property Address	
70 D E 028	0.73 acres	
Parcel ID	Part of Parcel (Y/N)?	Tract Size
Knoxville Utilities Board	Knoxville Utilities Board	
Sewer Provider	Water Provider	Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice and Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Priest living quarters	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Rezoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
\$450.00	
Fee 2	
Fee 3	

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Liberty General Construction Please Print	7/29/2024 Date
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Phone / Email		
Property Owner Signature	Bishop Bohdan Danylo Ukrainian Catholic Diocese of Parma Please Print	7/29/2024 Date



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Liberty General Construction

Applicant Name

Greg Levron

Affiliation

File Number(s)

Date Filed

September 12, 2024

Meeting Date (if applicable)

9-D-24-SU

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Greg Levron

Liberty General Construction

Name

Company

1955 Holston River Drive

Rutledge

Tn

37861

Address

City

State

ZIP

865-216-8025

Greg.Levron@Gmail.com

Phone

Email

CURRENT PROPERTY INFO

Bishop Bohdan Danylo

5720 State Road Parma, Ohio 44134

4408881522

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2304 Ault Road Knoxville, Tn

Property Address

Parcel ID

City of Knoxville

Kub

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
Home Occupation (specify) **Priest Living Quarters**

Related City Permit Number(s)

Other (specify)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

Other (specify)
 Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify)

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review		
<input checked="" type="checkbox"/> Planning Commission		

ATTACHMENTS	Fee 2	\$450.00
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<input type="checkbox"/> Amendment Request (Comprehensive Plan)		

ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> COA Checklist (Hillside Protection)		

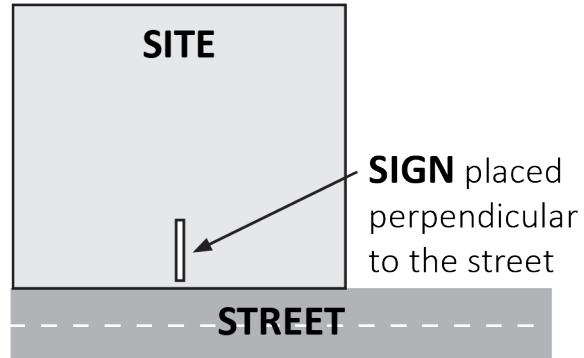


I declare under penalty of perjury the foregoing is true and correct:
1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature	Liberty General Construction	7/24/2024
865-216-8025	Please Print	Date
Phone Number	Greg Levron	
919-349-8704	Email	
Bishop Bondan Danylo	Bishop Bondan Danylo	

Pd. 07/29/2024, SG

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

- Sign posted by Staff
 Sign posted by Applicant