

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 8-B-24-SU **Related File Number:**
Application Filed: 6/25/2024 **Date of Revision:**
Applicant: DAMON FALCONNIER

PROPERTY INFORMATION

General Location: Northwest side of Cedar Ln, southwest side of Pinecrest Rd
Other Parcel Info.:
Tax ID Number: 58 P B 020 **Jurisdiction:** City
Size of Tract: 2.74 acres
Accessibility: Access is via Pinecrest Road, a local street with a pavement width of 20 ft within 45 ft of right-of-way; and via Cedar Lane, a minor arterial street with a pavement width of 20 ft within 40-45 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land (church)
Surrounding Land Use:
Proposed Use: Expansion of a place of worship **Density:**
Planning Sector: North City **Plan Designation:** CI (Civic and Institutional)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is on the edge of the Oakmont, Cedar Heights, and Inskip communities. The Cedar Lane corridor includes a mix of low and medium density residential uses, and non-residential uses to the west near the I-75 interchange.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1015 CEDAR LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic and Institutional)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the request to expand a place of worship with an approximate 6,300 sqft structure, subject to 2 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 10.3.T. (Mechanical Equipment), Article 11 (Off-Street Parking), and Article (Landscape).
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department, including but not limited to platting the property to consolidate the lots.

With the conditions noted above, this request meets the criteria for approval of a special use for a place of worship in the RN-1 zoning district.

Comments:

This request is to expand the existing church with a 6,300 sqft worship center and provide 20 additional parking spaces. The total floor area of the church will be approximately 11,466 sqft. The new building is proposed between the existing buildings and Cedar Lane, and the additional parking is to the rear of the lot. The City of Knoxville Board of Zoning Appeals approved a reduction of the front setback to 60'-1" on the Cedar Lane frontage.

When a nonresidential use is located within a residential district, a class "A" buffer yard is required between the use and abutting properties. Parking lot landscaping may be required per Article 11.1.B. (Required Parking for Previously Developed Property). The plan proposes perimeter landscaping between Pine Crest Road and the existing and expanded parking lot. Existing trees can be credited toward the landscaping standards per Article 12.9 (Tree Preservation).

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 proposed expansion of a place of worship at the edge of the Oakmont subdivision and the Inskip community is consistent with the General Plan's development policy 4.6 to support the development of neighborhood and community organizations.

B. The Church of the Savior property is consistent with the One Year Plan's location criteria for churches, in that it is located in close proximity to major residential areas and affords safe and convenient access to both local and through traffic.

C. The land use classification for this property in both the One Year Plan and the North City Sector Plan is CI (Civic/Institutional), which is intended for public and quasi-public institutions such as churches.

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

A. The subject property's zoning district is RN-1 (Single-Family Residential Neighborhood), which permits limited nonresidential uses that are compatible with the character of the neighborhood. A church has existed on this site since at least the 1960s.

B. The church expansion provides a total of 328 seats for members. The off-street parking requirement is a minimum of .25 spaces and a maximum of .5 spaces per seat in the main assembly. The 84 spaces proposed are within those thresholds.

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 proposed 6,400 sf building addition is consistent in height and aesthetics with the main building.
- B. The property's location between a single-family residential neighborhood and multifamily uses

across Cedar Lane provides a compatible buffer between land use intensities.

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 new building and additional parking are not anticipated to have a negative impact on adjacent properties.

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

A. The 84 parking spaces proposed are far below the 164-space maximum permitted.

B. Vehicular access to the property is from Pine Crest Road, a local street, and is not anticipated to cause an undue burden on neighboring residents during Sunday church service since the property is at the corner of Cedar Lane, a minor arterial.

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 that present an apparent hazard to the expansion of the existing place of worship.

Action: Approved with Conditions **Meeting Date:** 9/12/2024

Details of Action:

Summary of Action: Approve the request to expand a place of worship with an approximate 6,300 sqft structure, subject to 2 conditions.

Date of Approval: 9/12/2024 **Date of Denial:** **Postponements:** 8/8/2024

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**