

# CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 1-E-09-UR                      **Related File Number:**  
**Application Filed:** 11/26/2008              **Date of Revision:**  
**Applicant:** MIDDLEBROOK PIKE UNITED METHODIST CHURCH

### PROPERTY INFORMATION

**General Location:** South side of Middlebrook Pike, east side of Vanosdale Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 N A 027.01                      **Jurisdiction:** City  
**Size of Tract:** 6.32 acres  
**Accessibility:** Access is via Middlebrook Pike, a four lane, median divided major arterial street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Church parking expansion                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** LDR & LDR(K)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This lot was purchased by the existing church and is part of the West Hill neighborhood that has developed under R-1 And R-1E residential zones.

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

**Street:** 7234 Middlebrook Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential) / R-1E (Low Density Exclusive Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was rezoned from R-1E to R-1 in November of 2008 (10-B-08-RZ/10-B-08-PA)

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for an expanded church parking lot, subject to the following 9 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
  2. Meeting all applicable requirements of the Knoxville Department of Engineering.
  3. Meeting all applicable requirements of the Knox County Health Dept.
  4. Obtaining an entrance permit from the Tennessee Dept. of Transportation.
  5. Providing and maintaining a 35' landscaped buffer along the southern property line between the proposed overflow parking and the established neighborhood.
  6. In addition to the 35' landscaped buffer, planting 6' tall Leyland cypress trees 10' apart along the parking lot and existing tree line to the south of the site.
  7. All landscaping shall be installed as shown on the approved site plan within 6 months from the date the parking lots is paved.
  8. All lighting shall be directed away from the properties to the south of the site.
  9. Meeting all requirements of the City of Knoxville Fire Department.

With the conditions noted above, this requests meets the requirements for approval of an expanded church parking lot in the R-1 zone and other criteria for a use on review.

Comments: The applicant is proposing to provide overflow parking for the existing Middlebrook Pike United Methodist Church. The additional 91 parking spaces are to be located on the eastern side of the Church's property. The proposed parking area backs up to an established residential neighborhood. In order to reduce the visual impact on adjoining residences, the applicant has agreed to preserve the existing tree-line along the southern property line, provide additional evergreens between the overflow parking and adjacent residences, and not install any lighting within the new parking area.

The proposed parking lot expansion will access Middlebrook Pike. The applicant will be required to obtain an entrance permit from the Tenn. Dept. of Transportation with regards to the new access onto Middlebrook Pike. Any future development, including modifications to the proposed parking plan, construction of additional buildings, or the placement of temporary buildings, must be reviewed through the MPC use on review process.

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

1. The proposal will have no impact on schools.
2. Middlebrook Pike can handle additional traffic. There is adequate sight distance in both directions from the proposed access drive.
3. Public water and sewer utilities are available to serve the development.
4. The property is located along a major arterial street and meets the Knoxville Zoning Ordinance requirements for approval of a church facility.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed overflow parking 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. With the proposed landscaped buffer, the additional parking will not significantly injure the value of adjacent property.
2. The proposal meets all relevant requirements of the R-1 zoning district and a use on review.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest City Sector Plan and One Year Plan propose low density residential uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**Action:** Approved as Modified

**Meeting Date:** 1/8/2009

**Details of Action:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Obtaining an entrance permit from the Tennessee Dept. of Transportation.
5. Providing and maintaining a 35' landscaped buffer along the southern property line between the proposed overflow parking and the established neighborhood.
6. In addition to the 35' landscaped buffer, planting 8' tall Leyland cypress or similar trees 6' apart along the parking lot and existing tree line to the south of the site. (Modified by MPC 1/8/2009)
7. All landscaping shall be installed as shown on the approved site plan within 6 months from the date the parking lots is paved.
8. All lighting shall be directed away from the properties to the south of the site.
9. Meeting all requirements of the City of Knoxville Fire Department.

With the conditions noted above, this requests meets the requirements for approval of an expanded church parking lot in the R-1 zone and other criteria for a use on review.

**Summary of Action:**

APPROVE the development plan for an expanded church parking lot, subject to the following 9 conditions:

**Date of Approval:** 1/8/2009

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**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:**