

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 1-L-16-UR Related File Number:
Application Filed: 12/3/2015 Date of Revision:
Applicant: SITE, INCORPORATED

PROPERTY INFORMATION

General Location: Northwest side of Westland Dr., northeast side of Pellissippi Pkwy (I-140)
Other Parcel Info.:
Tax ID Number: 144 03002 Jurisdiction: City
Size of Tract: 0.85 acres
Accessibility: Access is via Westland Dr., a collector street with a pavement width of 19' to 27' at this location and Emory Church Rd., a collector street with a pavement width of 15' to 17'.

GENERAL LAND USE INFORMATION

Existing Land Use: Temporary gravel parking lot
Surrounding Land Use:
Proposed Use: Permanent sealed surface parking lot Density:
Sector Plan: Southwest County Sector Plan Designation: PI (Public Institution)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located on the northeastern quadrant of the Westland Dr. interchange with Pellissippi Parkway. Adjoining the site on the east is another church. To the south residences are in place. Most recent development in the area consists of both single detached and single family attached dwellings. A 262 unit apartment development is located in the southwest quadrant of this interchange.

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

Street: 9635 Westland Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The development plan for the church was approved in 1999. The temporary gravel parking lot was approved in 2009.

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a permanent sealed surface parking lot at the location shown on the development plan subject to 4 conditions

Staff Recomm. (Full):
1. Installation of all required water quality devices and obtaining a special pollution abatement permit from the Knoxville Dept. of Engineering
2. Meeting all other applicable requirements of the Knoxville Dept. of Engineering
3. Provision of a Type C landscape screen along the southern and eastern boundary of the proposed parking lot
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the RP-1 district and the general standards for approval of a use on review

Comments: The applicants are proposing to transform and existing temporary gravel parking area into a permanent sealed surface parking lot. The gravel parking lot was approved (7-C-09-UR) because it was not needed in order to meet the minimum parking requirements for the church as prescribed by the Zoning Ordinance. The church now wishes to make that parking lot permanent and improve it to meet the standards called out in the Knoxville Zoning Ordinance. Since this is now going to be a permanent use, staff will require a partial landscape screen along the southern and eastern boundaries of the parking area. Additionally, the City Engineering Dept. will have to review and approve a stormwater control plan that will address the need for detention. water quality devices and the church will most likely be required to obtain a special pollution abatement permit..

In 1999 MPC approved "phase one" of the church's development plan. It was understood at that time that additional phases would be submitted for use on review consideration in the future. The proposed parking lot is going to be constructed where there will be a building located in the future if the church expands according to their original conceptual plans. Any future expansion of the church will require review and approval by MPC through the use on review process.

Both Westland Dr. and Pellissippi Parkway are designated as scenic highways by the State of Tennessee. As such, there are construction limitations regarding the height of any proposed structures. This will not be an issue with the construction of the parking lot. However, any future plans brought before MPC for new or expanded structures must meet the requirements of the Tennessee Scenic Highway Act.

The site is well suited for the proposed use. Access will be provided from two collector streets. With the Pellissippi Parkway adjacent to the site, the church is able to draw from a large portion of the rapidly growing southwest portion of Knox County.

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

1. All utilities are in place to serve this site.
2. With compliance with the required stormwater regulations, the proposed parking lot will have minimal impact on the surrounding area
3. Landscaping will be required to buffer the parking lot from the adjoining street and church to the east.

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

1. With the recommended conditions, the proposal meets all requirements of the RP-1 zoning as well as the general criteria for approval of a use-on-review.
2. The proposed parking lot is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan designates the site for PI (Public Institution)
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 1/14/2016

- Details of Action:**
1. Installation of all required water quality devices and obtaining a special pollution abatement permit from the Knoxville Dept. of Engineering
 2. Meeting all other applicable requirements of the Knoxville Dept. of Engineering
 3. Provision of a Type C landscape screen along the southern and eastern boundary of the proposed parking lot
 4. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the RP-1 district and the general standards for approval of a use on review

Summary of Action: APPROVE the request for a permanent sealed surface parking lot at the location shown on the development plan subject to 4 conditions

Date of Approval: 1/14/2016 **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:**