

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 10-A-11-UR **Related File Number:**
Application Filed: 8/25/2011 **Date of Revision:**
Applicant: ABIDING GLORY MINISTRIES

PROPERTY INFORMATION

General Location: West side of Kirby Rd., north side of Papermill Dr.
Other Parcel Info.:
Tax ID Number: 107 I B 01801 AND PART OF 018 **Jurisdiction:** City
Size of Tract: 12.24 acres
Accessibility: Access is via Kirby Rd., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Former fitness facility
Surrounding Land Use:
Proposed Use: Church **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Office and Slope Protection Area
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in a mixed office area on the north side of the I-40 exit at Papermill Dr. and serves as a transition zone to the low density residential development to the north and northeast.

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

Street: 1501 Kirby Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) & O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a church in the RP-1 and O-1 zones subject to 7 conditions.

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
 2. Providing the required on-site parking for the church or a combination of on-site parking and joint parking facilities in compliance with the Knoxville Zoning Ordinance, prior to the issuance of a Certificate of Occupancy for the church.
 3. Working with the Knox County Property Assessor's Office on correcting the tax parcel boundaries for the leasehold boundaries for the church and Red Roof Inn sites.
 4. Meeting all applicable requirements of the Knoxville Department of Engineering.
 5. All signage for the development is subject to approval by the Knoxville Sign Inspector.
 6. Installation of landscaping as shown on the landscape plan with the completion of the proposed parking lot additions. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
 7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 and O-1 zoning districts, and other criteria for approval of a use on review.

Comments: The applicant has submitted a request to utilize a former fitness center building and site for a church. The site which is located at 1501 Kirby Rd. is zoned RP-1 (Planned Residential) and O-1 (Office, Medical, and Related Services). Both zoning districts allow consideration of a church through the use on review process. Access to the site is off of Kirby Rd., a local street that provides access to Papermill Dr. and Lonas Dr. which are major collector streets. The site adjoins the Red Roof Inn property which is to the east.

Approximately 60% of the existing building will be renovated for the church for the auditorium, multi-purpose room, classrooms and other activity rooms. There is an indoor soccer field and basketball court that will remain in use for the church's congregation.

Parking for the church is based on one space per three seats in the auditorium, or one space per 25 square feet of usable floor area of the auditorium, whichever is greater. The 840 seat auditorium would require 280 parking spaces. The auditorium has 7865 square feet of usable floor area requiring 315 parking spaces. There are 128 existing parking spaces on site. The applicant has submitted a plan for the addition of 236 spaces between the existing parking area and Lonas Dr. for a total of 364 parking spaces. The proposed parking area will include an access drive onto Lonas Dr.

The applicant is working with Pilot Corporation on a joint parking facilities agreement to utilize the existing parking for the office complex. A new walking path and stairway is proposed to connect the two sites. Their phase one parking plan would be to use only the existing parking on site and the joint parking from the adjoining property. Churches may establish joint parking facilities not to exceed fifty percent of the required spaces. The second phase parking plan would include the new parking lots on site if needed.

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

1. The proposed development will have minimal impact on local services since utilities are available to serve this site.
2. With the conversion of the existing building for use as a church there should be minimal impact on the existing residential neighborhood to the north.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING

ORDINANCE

- 1. The proposed church, with the recommended conditions, meets the standards for development within the RP-1 and O-1 zoning districts, and all other requirements of the Zoning Ordinance.
- 2. The proposed development 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 significant traffic through residential areas since Kirby Rd. is located along the external boundary of the residential neighborhood to the east and has a short connection to Papermill Dr. and Lonas Dr., both major collector streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan designates the property for office use. The One Year Plan identifies the property for mixed use (office and low density residential) and office use.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 10/13/2011

Details of Action:

Summary of Action: APPROVE the development plan for a church in the RP-1 and O-1 zones subject to 7 conditions.

Date of Approval: 10/13/2011 **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:**