

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 10-B-22-SU **Related File Number:**
Application Filed: 8/22/2022 **Date of Revision:**
Applicant: SHORELINE CHURCH / COREY MAYFIELD

PROPERTY INFORMATION

General Location: North side of Westland Dr, west of Emory Church Rd
Other Parcel Info.:
Tax ID Number: 144 030.14 **Jurisdiction:** City
Size of Tract: 8.82 acres
Accessibility: Access is via Westland Drive, a two-lane minor arterial with a turn lane within a right-of-way of 88-ft. Access is also via Emory Church Road, a two-lane minor collector with a pavement width of 27-ft within a right-of-way of 60-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land
Surrounding Land Use:
Proposed Use: Expansion of existing church **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** CI (Civic and Institutional)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily a mix of institutional uses, including two churches and an assisted living facility. A self-storage facility and multifamily residential are also nearby.

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: RN-1(c)(Single-Family Residential Neighborhood),
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: 3-E-94-RZ: A to PC and PR up to 5 du/ac, 7-G-15-RZ: RP-1 to SC-1 (Withdrawn)

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the development plan for an expansion of an existing church, subject to 7 conditions.

Staff Recomm. (Full):

1. Implementation of the recommendations for the intersections studied in the Transportation Impact Analysis prepared by Fulghum MacIndoe & Associates, Inc., as last revised on September 23, 2022 and in coordination with the City of Knoxville Engineering Department and the Knox County Engineering and Public Works departments.
2. Meeting the requirements of Article 13 (Signs) of the City of Knoxville Zoning Ordinance..
3. Installation of landscaping per the requirements of Article 12 (Landscaping) of the City of Knoxville Zoning Ordinance.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.
7. Meeting all the application requirements of the City of Knoxville Plans Review and Inspections Department.

With the conditions noted above, this request meets the requirements of the previously approved planned district for the former RP-1 zoning, as per section 1.4.G and the standards for evaluating a special use as per article 16.2.F.2 of the Knoxville Zoning Ordinance.

Comments:

This property is zoned RN-1, however, it is also is shown as a previously approved planned district under RP-1 (Planned Residential) zoning and section 1.4.G of the Knoxville Zoning Ordinance notes that this area is subject to all plans, regulations and/or conditions of the approval under the form RP-1 zoning. This site was part of a larger RP-1 approved district that included the adjacent parcel that is now part of the assisted living facility property. The peripheral boundary of the district for the former RP-1 zoning extended to the westernmost property line abutting the I-140 (Pellissippi Parkway) right-of-way.

The existing church is a 15,100-sqft building with a worship center of 450 seats and was approved as part of a use-on-review in 1999. The building expansion being proposed as part of this special use consists of a new worship center with meeting and office space and modification of the existing building to a smaller worship center with meeting rooms. The proposed building will be 47,040-sqft with 1,243 seats in the new worship center.

The adjacent assisted living facility shares the Westland Drive and Emory Church Road access connections. It was approved as part of a use on review in 2017 and was not noted as having a significant traffic impact at the time. A Transportation Impact Analysis (TIA) conducted assessed the potential impact of the proposed church expansion and included the estimated trip generation of the existing assisted living facility. The TIA provides recommendations to mitigate safety concerns related to proposed church expansion.

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 is consistent with the CI (Civic Institutional) land use classification for this area that is explicitly for land over 2 acres in size that is to be used for public and quasi-public institutions, of which the churches, and assisted living are all appropriate for the sector plan and one year plan designations.

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

A. The subject property is also shown as a previously approved planned district for the former RP-1 zoning on the site. This Special Use review follows the considerations of transition rules for the City of Knoxville Zoning Ordinance, section 1.4.G., which notes that the RP-1 standards approved as part of the district remain in effect.

B. The subject property is also zoned RN-1 (Single-Family Residential Neighborhood), which is intended for low density residential development on relatively large lots with generous setbacks. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

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 church expansion is adjacent to assisted living, a self-storage facility, a cemetery and another church, as well as the right-of-way of Pellissippi Parkway. This mix of quasi-public, institutional and commercial uses is compatible with the proposed church expansion.

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 church expansion is anticipated to increase traffic in this area during the Sunday peak hour. A revised transportation impact analysis (TIA) was submitted on September 23, 2022 on behalf of Fulghum MacIndoe & Associates, Inc. and presented recommendations to address the impact of traffic related to the proposed church expansion.

B. The existing vehicle storage capacity at the intersection with Westland Drive and the Shoreline Church driveway connection is inadequate, according to the revised TIA, specifically at the eastbound left turn lane. The analysis recommends "a police officer be placed at the intersection of Westland Drive at the Shoreline Church Driveway during both the entering and existing peak periods in order to mitigate the expected queues..."

C. The TIA also recommends trimming existing vegetation within the right-of-way to the east from the Shoreline Church driveway to improve sight distance and any necessary landscaping to comply with Knox County Engineering and Public Works requirements.

D. The TIA also recommends that any improvements to the intersection (including, but not limited to changes to the stop bar location) of Westland Church Drive and the Shoreline Church Driveway should be coordinated with Knox County Engineering and Public Works.

E. The TIA also recommends that signs and pavement marking be installed in accordance with the standards provided in the Manual on Uniform Traffic Control Devices.

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

A. The subject property has access on a minor arterial and a minor collector, and is adjacent to the I-140 interchange with Westland Drive.

B. Substantial additional traffic through local streets was not noted as being of concern in the TIA.

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 nearby developments that would jeopardize the proposed use on the subject property.

Action: Approved

Meeting Date: 10/6/2022

Details of Action:

Summary of Action: Approve the development plan for an expansion of an existing church, subject to 7 conditions.

Date of Approval: 10/6/2022

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Not applicable

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: