

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

File Number: 10-F-10-UR **Related File Number:**
Application Filed: 8/30/2010 **Date of Revision:**
Applicant: LAND DEVELOPMENT SOLUTIONS

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

PROPERTY INFORMATION

General Location: Southeast side of Horseshoe Bend Lane, northeast side of Pellissippi Parkway
Other Parcel Info.:
Tax ID Number: 89 22201 AND 223 **Jurisdiction:** County
Size of Tract: 60.7 acres
Accessibility: Access is via Horseshoe Bend Lane and Faith Promise Lane, both classified as local streets, with 26 ft. pavement widths within 50 ft. rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church and vacant land
Surrounding Land Use:
Proposed Use: Church and Parking Lot Expansion **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** ROW, TP, SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in the Horseshoe Bend Commercial Park. The lots surrounding this site are vacant. Beaver Creek adjoins the site along the eastern boundary. Pellissippi Parkway forms western boundary.

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

Street: 10740 Faith Promise Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) & TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Expansions to the church were approved in 2003 (12-C-03-UR0 and 2008 (10-I-08-UR)

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 the church expansion as shown on the development plan subject to 11 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all requirements of Article 3, Section 3.90 of the Knox County Zoning Ordinance dealing with on and off premise signs.
3. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all requirements of the Knox County Dept. of Engineering and Public Works.
5. Implementing the recommendations of the 2008 traffic impact study as required by the Knox County Dept. of Engineering and Public Works
6. Erecting temporary traffic control signs to warn motorist on north bound Pellissippi Parkway of the rolling roadblocks and traffic congestion as contained in a traffic control plan prepared by a qualified engineer
7. Construction of the off ramp from Pellissippi Parkway as shown on the site plan per the requirements of the Tenn. Dept. of Transportation and meeting all other applicable requirements of the Tenn. Dept. of Transportation
8. Provision an access easement across the church site to the benefit of the Kemp Fain Trustee property (Map 103 parcel 09102). This easement is to be located in the general area of the proposed Cherahala Bv. extension
8. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
9. Prior to obtaining any building permit, combine the parcels that make up this site into one parcel via the subdivision process.
10. Approval of a Certificate of Appropriateness for a building permit from the Tennessee Technology Corridor Development Authority.
11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval in the BP and OB Zones and the other criteria for approval of a use on review.

Comments:

Faith Promise Church is proposing a major expansion to their facilities that are located in the Horseshoe Bend Commercial Park. When the expansion is completed the main worship areas will contain 3159 seats. The plan also depicts that the site will contain 1109 parking spaces which is approximately 50 more parking spaces than required by the Zoning Ordinance. In order to minimize traffic congestion and improve safety, the church currently uses rolling road blocks at peak times which allows traffic smoothly exit the site. As part of this expansion plan the church is now proposing an off ramp from Pellissippi Parkway.

The off ramp is currently under review by the Tenn. Dept. of Transportation (TDOT). MPC staff has informed the applicant's engineer that the expansion plan would be recommended for approval contingent on TDOT approval of the exit ramp. Staff is of the opinion that TDOT is conceptually in agreement with idea of the ramp. However, details regarding the ramp length, ramp storage capacity and access to an adjoining property are details that have not been finalized at this point. If for some reason this ramp is not approved by TDOT, or the construction of the ramp would lessen the present access to the adjoining property, without his consent, the approval of this plan would be voided. A new use on review would then be required to be submitted for review.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND

THE COMMUNITY AS A WHOLE

- 1. The proposed church expansion will add additional traffic congestion in the immediate area for a limited amount of time on Sunday mornings.
- 2. All utilities are in place to serve this site.
- 3. The use as proposed will have little or no impact on the surrounding commercial or residential uses.

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

- 1. The proposed church expansion 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 additional traffic through residential areas,
- 2. The plan meets all requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The request conforms with the Knox County Northwest Sector Plan which proposes commercial uses for this area.

Action: Approved **Meeting Date:** 10/14/2010

- Details of Action:**
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Summary of Action: APPROVE the request for the church expansion as shown on the development plan subject to 11 conditions

Date of Approval: 10/14/2010 **Date of Denial:** **Postponements:**

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: