

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-F-18-UR **Related File Number:**
Application Filed: 8/27/2018 **Date of Revision:**
Applicant: DAMON FALCONNIER

PROPERTY INFORMATION

General Location: North side of Middlebrook Pike, east side of Park Church Dr
Other Parcel Info.:
Tax ID Number: 105 157.01 **Jurisdiction:** County
Size of Tract: 9.39 acres
Accessibility: Access is via Middlebrook Pike, a four lane, median divided major arterial, and Pheasants Glen Dr., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Expansion of existing church building for nursery **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** CI (Civic Institutional)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The properties immediately adjacent to the proposed development are single-family residential (north and south) and a senior housing facility (east). The single-family residential neighborhood to the north and the church have shared use of Pheasants Glen Dr.

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

Street: 8833 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & RB (General Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned PR in June, 1988.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for a church expansion of approximately 7,650 square feet and reconfiguration of the parking lot in the PR zone, subject to 4 conditions.

Staff Recomm. (Full): 1. Meeting all relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Tennessee Department of Transportation and Knox County Engineering and Public Works for the proposed Middlebrook Pike deceleration lane and Park Church Drive right turn lane.
4. Installation of all sidewalks as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Engineering and Public Works.

With the conditions noted above, this request meets all the requirements for approval in the PR zone, as well as other criteria for use on review approval.

Comments: This proposal is for an expansion of the church, reorganization of the parking lot, and modification of the Park Church Drive intersection with Middlebrook Pike. The church property is zoned PR (Planned Residential) and RB (General Residential). The PR zone requires use-on-review approval for all new or expanded development, however, churches are a permitted use in the RB zone. The church building is within the PR zone and most of the parking lot in front of the church is in the RB zone. This use-on-review will primarily be considering the portion of the project in the PR zone, with the exception of the modifications to Park Church Drive entrance at Middlebrook Pike.

The church addition will primarily be for a new 5,547 square-foot nursery to the front of the Family Life Center, which is on the left (west) side of the church. There will also be a new 2,100 square-foot storage (equipment) room added to the rear of the Family Life Center. The nursery addition will be located where there is existing landscaping and part of the parking lot. This will result in the loss of parking 63 spaces, from 882 to 819. The minimum required parking for the church is 513 spaces.

Attached to the new nursery will be a new drop off area that will mainly be used for the Mother's Day Out program and when it is raining during church services. The drop off area includes the installation of a new curb cut on Park Church Drive near the intersection of Middlebrook Pike. This new access provides one-way access to the new drop off area. With this new configuration, vehicles will no longer be able to access the parking lot in front of the church from Park Church Drive, however, the parking lot behind the church and the west of the Park Church Drive will still be accessible.

The church is proposing modifications to the Park Church Drive intersection with Middlebrook Pike that includes a westbound deceleration lane on Middlebrook Pike and a southbound right turn lane on Park Church Drive. These modifications will require the approval of both TDOT and Knox County Engineering and Public Works. Park Church Drive was closed by Knox County after Pheasants Glen Drive was constructed around the church property. It is now a private road and is part of the church campus driveway system.

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

1. The proposed expansion will not direct additional traffic through nearby residential neighborhoods.
2. The nursery addition is on the front of the church and is not adjacent to any sensitive uses. The addition to the rear of the building is for storage and should not have an impact on the adjacent residential neighborhood.

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

ORDINANCE

- 1. The proposed church and parking lot reconfiguration, with the recommended conditions, 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. 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 proposal meets all relevant requirements of the PR zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The use is in conformity with the Northwest County Sector Plan, which propose CI (Civic Institutional) for the site.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 10/11/2018

- Details of Action:**
- 1. Meeting all relevant requirements of the Knox County Health Department.
 - 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 - 3. Meeting all applicable requirements of the Tennessee Department of Transportation and Knox County Engineering and Public Works for the proposed Middlebrook Pike deceleration lane and Park Church Drive right turn lane.
 - 4. Installation of all sidewalks as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Engineering and Public Works.

With the conditions noted above, this request meets all the requirements for approval in the PR zone, as well as other criteria for use on review approval.

Summary of Action: APPROVE the development plan for a church expansion of approximately 7,650 square feet and reconfiguration of the parking lot in the PR zone, subject to 4 conditions.

Date of Approval: 10/11/2018 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**