

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-G-18-UR Related File Number:
Application Filed: 8/27/2018 Date of Revision:
Applicant: MARK RANDOLPH

PROPERTY INFORMATION

General Location: South side of Dry Gap Pk, east of Jim Sterchi Rd.
Other Parcel Info.:
Tax ID Number: 57 12516 Jurisdiction: City
Size of Tract: 15 acres
Accessibility: Access is via Dry Gap Pike, a major collector street with a 22' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Church expansion Density:
Sector Plan: North City Sector Plan Designation: LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area that has a mix of residential, institutional and commercial uses that have developed under RP-1 (Planned Residential), R-1 (Low Density Residential) and C-6 (General Commercial Park) zoning.

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

Street: 904 Dry Gap Pike
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: 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the request for a new church sanctuary with a building area of approximately 28,163 square feet and a total of 742 seats as shown on the development plan subject to 6 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. All proposed sidewalks are subject to approval by the Knoxville Department of Engineering and shall meet all applicable Americans with Disabilities Act (ADA) requirements.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project. All landscaping shall be in accordance with the City of Knoxville Tree Protection Ordinance and all applicable requirements of the Knoxville Urban Forester.
5. All lighting shall be directed away from the adjoining properties and streets.
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all criteria for a use-on-review in the RP-1 zoning district.

Comments:

This is a request for a new church sanctuary for the Church at Sterchi Hills which is located on the southeast side of Dry Gap Pike east of Jim Sterchi Rd. The site has two access driveways off of Dry Gap Pike. The existing church is a two story building with a building area of 14,177 square feet. The proposed new one story sanctuary building has a proposed building area of 28,163 square feet and will be located on the north side of the existing church. The total building area will be approximately 42,340 square feet. The new sanctuary will include 742 seats.

The expanded parking lot which will be located on the west side of the church will include 213 parking spaces. The required parking for a church is based on the number of seats in the main church sanctuary.

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. The newest driveway on Dry Gap Pike is located along a section of the property's street frontage that maximizes sight distance and improves access to the site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed church expansion meets the standards required in the RP-1 (Planned Residential) zoning district.
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, North City Sector Plan and Wireless Communications Facility Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. Since this site is in an area consisting of larger tracts of land, the use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the church has access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes low density residential uses on this property. The RP-1 zoning

which allows consideration of a church through the use on review process is in conformance with the Sector Plan.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. All proposed sidewalks are subject to approval by the Knoxville Department of Engineering and shall meet all applicable Americans with Disabilities Act (ADA) requirements.
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5. All lighting shall be directed away from the adjoining properties and streets.
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all criteria for a use-on-review in the RP-1 zoning district.

Summary of Action: APPROVE the request for a new church sanctuary with a building area of approximately 28,163 square feet and a total of 742 seats as shown on the development plan subject to 6 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:

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: