

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

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400 Main Street
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www.knoxmpc.org

File Number: 10-I-08-UR **Related File Number:**
Application Filed: 9/8/2008 **Date of Revision:**
Applicant: FAITH PROMISE CHURCH

PROPERTY INFORMATION

General Location: Northeast side of Pellissippi Pkwy., southeast of Horseshoe Bend Ln.
Other Parcel Info.:
Tax ID Number: 89 222.01 & 223 & 103-091.02 **Jurisdiction:** County
Size of Tract: 35 acres
Accessibility: Access is via Horseshoe Bend Ln. and Faith Promise Ln. Both are classified as local streets and have a pavement width of 26' within 50' rights-of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church and vacant land
Surrounding Land Use:
Proposed Use: Church expansion **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** TP
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: The last expansion of this church was approved by MPC in 2003 (12-C-03-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 9 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 relevant requirements of the Knox County Dept. of Engineering and Public Works.
5. Widening Horseshoe Bend Rd. as required by the Knox County Dept. of Engineering and Public Works to accommodate the multiple lanes of entering and exiting traffic.
6. Implementing the recommendations of the traffic impact study as required by the Knox County Dept. of Engineering and Public Works
7. Erecting temporary traffic control signs to warn motorist on north bound Pellissippi Parkway of the rolling roadblocks and traffic congestion as may be permitted by the Tenn. Dept. of Transportation
8. Meeting all other applicable requirements of the Tenn. Dept. of Transportation
9. 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.
10. Prior to obtaining any building permit, combine the parcels that make up this site into one parcel via the subdivision process.
11. Approval of a Certificate of Appropriateness for a building permit from the Tennessee Technology Corridor Development Authority.
12. 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:

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. All utilities are in place to serve this site.
2. 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.

MPC Action: Approved

MPC Meeting Date: 10/9/2008

- Details of MPC action:**
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Summary of MPC action: APPROVE the request for the church expansion as shown on the development plan subject to 9 conditions

Date of MPC Approval: 10/9/2008

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: