CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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www•knoxmpc•org

File Number:11-C-01-URApplication Filed:10/5/2001Applicant:GERALD MCGINNISOwner:Comparison

PROPERTY INFORMATION

 General Location:
 North side of Middlebrook Pike, south and west of Piney Grove Church Rd.

 Other Parcel Info.:
 Info.:

Tax ID Number:106 J A 16,38Jurisdiction:CitySize of Tract:16 acresAccessibility:Access is via Middlebrook Pike, a minor arterial street with 4 lanes and 110' of right of way, via Piney
Grove Church Rd., a minor collector street with 21' of pavement width and 40' of right of way, and via
Adell Ree Farm Way, a local street with 26' of pavement width and 50' of right of way.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Church and vacant land			
Surrounding Land Use:				
Proposed Use:	Church expansion and parking lot		Density:	
Sector Plan:	Northwest County	Sector Plan Designation:	Low Density Residential	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)			
Neighborhood Context:	This area north of Middlebrook Pike has been developed with residential uses, mostly condominiums, and the existing church to be expanded.			

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

Street:

7627 Middlebrook Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

R-1 (Single Family Residential) & RP-1 (Planned Residential) @ 13 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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:	MAB					
Staff Recomm. (Abbr.):		APPROVE the development plan for a church expansion and parking lot in the R-1 and RP-1 zones, subject to 6 conditions:				
Staff Recomm. (Full):	 Meeting all applicable requirements of the City of Knoxville Zoning Ordinance. Meeting all applicable requirements of the City of Knoxville Department of Engineering. Meeting all requirements of the Knox County Health Department. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for each phase of the project. Meeting all requirements of the City of Knoxville Arborist. The two access points from Piney Grove Church Rd., must be gated at all times except for periods when church services are taking place. With the conditions noted above, this request meets all requirements for approval in the R-1 and RP-1 					
	zones, as well as other criteria for use on review approval.					
Comments:	The applicant is proposing to expand the church and the parking lot in 4 phases. Use on review approval of this development plan constitutes approval of the plan at buildout. Approval for all building footprints as shown would be valid at the time that they are to be developed. However, at the time that the 2,000 seat sanctuary is built, the full amount of 671 parking spaces must be available for use. The phase key note labeled 2B on the plan indicates that the full parking capacity will be obtained simultaneously with the addition of the sanctuary.					
	The plan shows a Type "B" landscape screening buffer (see attached) along the entirety of the property that abuts residential zoning. Adding an access point to the church along Piney Grove Church Rd. should improve traffic flow in and around the church during times when church services are taking place. However, it will be required that the Piney Grove Church Rd. access points be gated at all other times. The traffic signal at the Piney Grove Church Rd. and Middlebrook Pike intersection will provide safer access to drivers wishing to head east on Middlebrook Pike. The proposal is compatible with the surrounding development and will improve access to the church by providing an alternative entry point.					
MPC Action:	Approved		MPC Meeting Date: 11/8/2001			
Details of MPC action:	 Meeting all applicable requirements of the City of Knoxville Zoning Ordinance. Meeting all applicable requirements of the City of Knoxville Department of Engineering. Meeting all requirements of the Knox County Health Department. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for each phase of the project. Meeting all requirements of the City of Knoxville Arborist. The two access points from Piney Grove Church Rd., must be gated at all times except for periods when church services are taking place. 					
	With the conditions noted above, this request meets all requirements for approval in the R-1 and RP-1 zones, as well as other criteria for use on review approval.					
Summary of MPC action:	APPROVE the development plan for a church expansion and parking lot in the R-1 and RP-1 zones, subject to 6 conditions:					
Date of MPC Approval:	11/8/2001	Date of Denial:	Postponements:			
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?: 11/20/2001			

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	City Council			
Date of Legislative Action:	1/8/2002	Date of Legislative Action, Second Reading: 1/22/2002		
Ordinance Number:		Other Ordinance Number References:		
Disposition of Case:	Postponed	Disposition of Case, Second Reading:	Appeal Denied	
If "Other":		If "Other":		
Amendments:		Amendments:		
		MPC approval upheld		
Date of Legislative Appeal:		Effective Date of Ordinance:		