

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 11-C-22-SU Related File Number:
Application Filed: 9/27/2022 Date of Revision:
Applicant: CALVARY CHAPEL OF KNOXVILLE

PROPERTY INFORMATION

General Location: Southeast side of W Governor John Sevier Highway, east of Alcoa Highway
Other Parcel Info.:
Tax ID Number: 147 030 Jurisdiction: City
Size of Tract: 42.07 acres
Accessibility: Access is via W. Governor John Sevier Highway., a major arterial street with a 36-ft pavement width within a 112-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: P-QP (Public/Quasi-Public)
Surrounding Land Use:
Proposed Use: Parking lot expansion Density:
Sector Plan: South County Sector Plan Designation: MDR/O, HP
Growth Policy Plan: N/A
Neighborhood Context: This property is located in the southeast corner of the Alcoa Highway. and W. Governor John Sevier Highway. interchange in an area that is predominantly rural and low density residential.

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

Street: 3330 W GOVERNOR JOHN SEVIER HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1(C) (Single-Family Residential Neighborhood in a former Planned District), HP (Hillside Protection overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: 11-Y-02-RZ: PR, RAE, A and E to RP-1

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O, HP

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the proposed parking lot for Calvary Chapel of Knoxville as identified on the development plan, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including the off-street parking requirements per Article 11.4
2. Meeting all applicable requirements of Knoxville Department of Engineering.

With the condition noted, this plan meets the requirements of the former RP-1 zone (current zoning RN-1(C)/HP), the previously approved development plan, and the criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

Comments: A use-on-review approval was granted for this church by the Planning Commission on January 8, 2004 on this 42-acre site. The church was built in 2013. In 2019, an expansion of the parking lot was approved and constructed. In 2021, another expansion of the parking lot was approved and constructed. The church has a 607-seat sanctuary and there are currently 298 parking spaces. The maximum number of parking spaces allowed for this use per the off-street parking standards is 304.

The applicant is proposing another parking lot expansion in anticipation of a future sanctuary expansion into the existing parking lot. The proposed parking lot development will be phased so that the number of spaces never exceeds the 304 spaces permitted for the current sanctuary capacity.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The MDR/O (Medium Density Residential/Office) land use classification of the South County Sector Plan and the City's One Year Plan supports the current RN-1 (Single-Family Residential Neighborhood) zoning district and the previously approved planned district, RP-1 (Planned Residential). The zoning districts allowed in the MDR/O designation permit consideration of churches.

B. Approximately 30 acres of the 42-acre site are in the Hillside Protection (HP) area. The proposed parking lot expansion does not exceed the 14-acre disturbance budget permitted within the HP area.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The site plan demonstrates compliance with Article 11.4 of the zoning code regarding off-street parking spaces. The parking lot expansion will be phased so that available spaces never exceed the current maximum number of spaces permitted.

B. The church land use is consistent with the intent of the RN-1 and previous RP-1 zoning district, which permit limited nonresidential uses that are compatible with the character of the district. The church property is wooded and provides a large buffer to the residential uses to the south and southeast.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The church and associated parking lot are adequately screened from the adjacent residential uses by mature vegetation and topography.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

- A. The vegetated screening between the subject property and adjacent residences will mitigate negative impacts.
- B. Appropriate measures to manage stormwater runoff from impervious surface expansion will be addressed by the Stormwater Engineering Division during permitting.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

- A. The church has direct access to W. Governor John Sevier Hwy, which is a major arterial street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

- A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

Action: Approved **Meeting Date:** 11/10/2022

Details of Action:

Summary of Action: Approve the proposed parking lot for Calvary Chapel of Knoxville as identified on the development plan, subject to 2 conditions.

Date of Approval: 11/10/2022 **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:**