

# 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  
Knoxville, Tennessee 37902  
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**File Number:** 11-G-03-UR                      **Related File Number:**  
**Application Filed:** 10/13/2003              **Date of Revision:**  
**Applicant:** CALVARY CHURCH  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of W. Gov. John Sevier Hwy., east side of Alcoa Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 147 030                      **Jurisdiction:** City  
**Size of Tract:** 44 acres  
**Accessibility:** Access is via W. Governor John Sevier Hwy., a two lane arterial street. Additional access is provided by Topside Rd., a collector street with a pavement width of 19' within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Church                      **Density:**  
**Sector Plan:** South County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located at the intersection of W. Governor John Sevier Hwy. and Alcoa Hwy. Single family dwellings are in place to the east and south of the site along Topside Rd. Cox Sky Ranch is located west of the site.

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

**Street:**  
**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:** The site was zoned RP-1 at the time of annexation

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested 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:** Dan Kelly

**Staff Recomm. (Abbr.):** APPROVE the request for the church and associated accessory uses as shown on the development plan subject to 9 conditions

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
3. Review and approval of the site grading plan by the owner of the natural gas pipeline on the site prior to commencing any grading on the site.
4. Prior to obtaining any building permits for this project, submit a site landscaping plan for review and approval by the MPC staff. Installation of landscaping shown on the approved plan must be completed within six months of the issuance of an occupancy permit for this project.
5. Limiting the use of the proposed athletic fields to day time use only. Lighting of these fields for night time use is prohibited.
6. The use of the amphitheater be monitored such that the amplification of the services and music be limited in a manner such that no sound will be audible beyond the boundary of this site.
7. Use of the proposed Topside Rd. driveway be limited to Sundays and for one midweek service. The driveway gates are to be closed and secured at any other time.
8. Obtaining a driveway connection permit from the Tenn. Dept. of Transportation.
9. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

**Comments:** This matter was postponed at the November 13, 2003 MPC meeting in order to permit the applicant time to prepare more detailed plans for the proposed church. The revised plans show the church building will contain forty thousand square feet of auditorium, office and classroom space when phase 2 of this project is completed. Additionally, the church is proposing recreation facilities and an amphitheater to be located on the site.

The recreational facilities will be for the use of the church and its membership. As such these facilities are accessory to the main use of the property for the church. A number of residences are located along Topside Road. In order to lessen the impact on these houses, staff will recommend the use of the athletic facilities be limited to the daylight hours and we will condition the approval that no lighting be installed that would permit night time use of the fields.

Staff is similarly concerned about the impact the proposed amphitheater may have on the surrounding residential uses. Most of the residences are located at a higher elevation than the proposed amphitheater. Since sound travels upward, amplification of the services and music that may be presented in the amphitheater will be a cause for concern. Staff will recommend that the amplification be limited such that no sound will be audible beyond the boundary of this site.

Access to the site is proposed via W. Governor John Sevier Highway and Topside Road. The Tennessee Dept. of Transportation will have to approve the proposed driveway access to W. Governor John Sevier Highway. The site is presently served via a driveway from W. Governor John Sevier Highway. For that reason, staff believes obtaining the required driveway permit from TDOT will be successful. The driveway to the site via Topside Rd. will serve as a secondary access point. The church is proposing that this access will be gated. The gates would be open on Sundays and for their mid-week services only. The gates will be closed for the remainder of week.

The contour of this site suggests that extensive grading will be required to accomplish this project. Due to the size of this site and the amount of area to be disturbed, the City Engineer requires that a grading

and erosion control plan be prepared and approved before any land disturbance can occur on this site. A natural gas distribution pipeline crosses this site. The grading plan will have to be reviewed and approved by the pipeline owner before any grading permits can be granted for this site.

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

1. The proposed church expansion will have minimal impact on local services. 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 KNOXVILLE 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 South Sector Plan which proposes low density residential uses for this area.

**MPC Action:**

Approved

**MPC Meeting Date:** 1/8/2004

**Details of MPC action:**

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**Summary of MPC action:**

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**Date of MPC Approval:**

1/8/2004

**Date of Denial:**

**Postponements:** 11/13/2003

**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:**