

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-I-20-UR **Related File Number:**
Application Filed: 10/2/2020 **Date of Revision:**
Applicant: DAMON A. FALCONNIER

PROPERTY INFORMATION

General Location: North of Middlebrook Pike, east of Park Church Drive
Other Parcel Info.:
Tax ID Number: 105 15701 **Jurisdiction:** County
Size of Tract: 9.75 acres
Accessibility: Access is via Middlebrook Pike, a four lane, median divided major arterial, Pheasants Glen Drive, a two lane local street with a 26 ft pavement width within a 50 ft right-of-way, and Park Church Drive, a two lane private street with roughly 26 ft pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: P-QP (Public / Quasi Public Land)
Surrounding Land Use:
Proposed Use: Religious Worship **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** CI (Civic / Institutional)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The properties immediately adjacent to the proposed development are single-family residential (north and south) and a senior housing facility (east). The single-family residential neighborhood to the north and the church have shared use of Pheasants Glen Drive.

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

Street: 8833 Middlebrook Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential) & PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned PR in June, 1988

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:

Tarren Barrett

Staff Recomm. (Abbr.):

APPROVE the development plan for a church expansion of approximately 39,442 square feet and reconfiguration of the parking lot in the PR & RB zone, subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Tennessee Department of Transportation and Knox County Department of Engineering and Public Works for the proposed Middlebrook Pike westbound right-turn lane and Park Church Drive right-turn lane.
2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Installation of all sidewalks as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Engineering and Public Works.
5. Fire access to, from, and around the main building expansion within the parking lot shall meet all applicable requirements from the Knox County Fire Prevention Bureau office.
6. Installation of corner bollards at the southwest corner of the main building within the parking lot to comply with proper vehicle circulation per Knox County Engineering and Public Works and the Knox County Fire Prevention Bureau office.

With the conditions noted, this request meets the all the requirements for approval in the PR and RB zone, as well as other criteria for approval of a use-on-review.

Comments:

This proposal is for an expansion of the church, reorganization of the parking lot, and modification of the Park Church Drive intersection with Middlebrook Pike. The church property is zoned PR (Planned Residential) and RB (General Residential). The PR zone requires use-on-review approval for all new or expanded development, however, churches are a permitted use in the RB zone. The church building is within the PR zone and most of the parking lot in front of the church is in the RB zone. This use-on-review will primarily be considering the portion of the project in the PR zone, with the exception of the modifications to Park Church Drive entrance at Middlebrook Pike.

The church addition will primarily be for a new 35,052 square-foot worship center (19,022 sq ft auditorium area) in front of the existing Children’s building and Auditorium building (Phase 3), which is on the left (southwest) side of the church closest to Middlebrook Pike. This proposed new worship auditorium will increase the auditorium size by 11,728 square feet and will have 1,511 seats. There will also be a new 2,718 square-foot classroom (Phase 2) added to the rear of the Children’s building. The classroom addition will be located where there are existing modular buildings. Another building is being added to the site of 1,672 square-foot building (Phase 1) located at the rear of the site next to the parking area that will be used for maintenance. This will result in the loss of parking 167 spaces, from 851 to 684. The minimum required parking for the church is 634 spaces.

The church is proposing modifications to the Park Church Drive intersection with Middlebrook Pike that includes a westbound right-turn lane on Middlebrook Pike and a southbound right-turn lane on Park Church Drive. These modifications will require the approval of both TDOT and Knox County Engineering and Public Works. Park Church Drive was closed by Knox County after Pheasants Glen Drive was constructed around the church property. It is now a private road and is part of the church campus driveway system.

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

1. The proposed expansion will not direct additional traffic through nearby residential neighborhoods.

2. The church expansion on the front of the church is not adjacent to any sensitive uses. The addition to the rear of the building should not have an impact on the adjacent residential neighborhood.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed church and parking lot reconfiguration, with the recommended conditions, 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. 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 proposal meets all relevant requirements of the PR zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The use is in conformity with the Northwest County Sector Plan, which propose CI (Civic Institutional) for the site.

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

Action: Approved **Meeting Date:** 11/12/2020

Details of Action:

Summary of Action: APPROVE the development plan for a church expansion of approximately 39,442 square feet and reconfiguration of the parking lot in the PR & RB zone, subject to 6 conditions.

Date of Approval: 11/12/2020 **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:**