

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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File Number: 12-L-03-UR **Related File Number:**
Application Filed: 11/10/2003 **Date of Revision:**
Applicant: CORNERSTONE CHURCH
Owner:

PROPERTY INFORMATION

General Location: Northeast side of Heritage Lake Blvd., southeast of Westland Dr., east of Pellissippi Pkwy.
Other Parcel Info.:
Tax ID Number: 144 30.05 **Jurisdiction:** County
Size of Tract: 26.91 acres
Accessibility: Access is via Heritage Lake Bv., a local street with 20' wide boulevard sections within an 80' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Church **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of the Heritage Lake development. At present the development contains over 200 apartments and a convenience store. Development of the remainder of the site is expected to be detached single family dwellings.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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 the associated education building with the shared parking as shown on the development plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Approval and the recording of a subdivision plat dividing the property as shown on the survey prepared by Michael Brady, Inc.
3. Meeting all applicable requirements of the State of Tennessee Scenic Highway Act.
4. Meeting all applicable requirements of the Knox County Health Dept.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
6. Installing al 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.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

Comments: This site has been owned by the applicant for some time. They are proposing a church at this location. Both Pellissippi Parkway and Westland Dr. are designated as Scenic Highways by the State of Tennessee. The scenic highway designation establishes building and sign height limitations within 1000' of these roadways. The church as shown on the plans will exceed the height restrictions of the Scenic Highway Act. In order to meet these requirements the church will subdivide their property in a manner that will create a property boundary more than 1000' from both Pellissippi Pkwy. and Westland Dr. They intend to locate an education building and some parking on the portion of the site that will remain within 1000' of these roads. The Knox County Zoning Ordinance permits uses to share parking facilities if they do not have time conflicts in the parking demand.

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

1. The proposed church 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 KNOX COUNTY ZONING ORDINANCE

1. The proposed church 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 Southwest Sector Plan which proposes 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: APPROVE the request for the church and the associated education building with the shared parking as shown on the development plan subject to 6 conditions

Date of MPC Approval: 1/8/2004

Date of Denial:

Postponements: 12/11/2003

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: