

# 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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Knoxville, Tennessee 37902  
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**File Number:** 2-A-18-UR                      **Related File Number:**  
**Application Filed:** 12/22/2017              **Date of Revision:**  
**Applicant:** JW CONGREGATION SUPPORT, INC.

## PROPERTY INFORMATION

**General Location:** East side Whittle Springs Rd., north side White Oak Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 E B 015                      **Jurisdiction:** City  
**Size of Tract:** 2.34 acres  
**Accessibility:** Access is via Whittle Springs Rd., a minor arterial with 24' of pavement within a 50' right of way, and White Oak Ln., a minor collector with 26' of pavement within a 50' right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Church                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** O (Office)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of office and residential uses under RP-1, R-3 and O-1 zoning. Whittle Springs Middle School is immediately to the south.

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

**Street:** 4400 Whittle Springs Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property was rezoned O-1 in 1985 (10-J-85-RZ).

## 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.:

## **MPC ACTION AND DISPOSITION**

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for a 130 seat church, subject to 13 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.
4. Meeting the requirements of Article 5, Section 5.J. (Parking Lot Landscaping) of the City of Knoxville Zoning Ordinance, including but not limited to the required landscaping between the parking lot and residential zones (subsection 2.C.1).
5. Extending the sidewalk along Whittle Springs Rd. through the driveway and to the north property line.
6. Installing sidewalks in accordance with all applicable requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering.
7. Installing bicycle parking in accordance with Article 5, Section 5.I. (Bicycle Parking Provisions) of the City of Knoxville Zoning Ordinance.
8. Submitting a sight distance certification letter from the applicants engineer for review and approval by the City of Knoxville Department of Engineering.
9. Submitting a driveway profile to City of Knoxville Department of Engineering during site development permit review.
10. Submitting a turn template for left turn movements from the proposed driveway and the opposing driveway along Whittle Springs Rd. to the City of Knoxville Department of Engineering, and adjusting to location of the proposed driveway to remove conflicting turn movements or make the proposed driveway right out only.
11. Installing a sidewalk from the building's main entrance to the sidewalk in the right of way or providing all necessary information to the City of Knoxville Department of Engineering to verify that the cost of installation exceeds 20 percent of the parking lot improvement cost (Article V, Section 7.G.5.b. (Miscellaneous Requirements for Parking Facilities) of the City of Knoxville Zoning Ordinance).
12. Installing all signs in accordance with Article 8 (Signs, billboards, and other advertising structures) of the City of Knoxville Zoning Ordinance.
13. Installing all landscaping, as shown on the development plan, within six months of issuance of the occupancy permit.

With the conditions noted above, this request meets all requirements for approval in the O-1 zone, as well as other criteria for use on review approval.

Comments:

The proposal is for a 130 seat, one story church with a floor area of approximately 2,835 square feet. A single driveway access is proposed to Whittle Springs Rd. The proposed landscaping meets the applicable standards with the exception of needing landscaping on the east side of the parking lot since it faces a residential zone. The proposed landscaping on the other sides of the parking lot exceed the minimum required and can be reduced to the minimum if desired.

The parking lot design standards require that a sidewalk be installed from the main entrance to a sidewalk in the ROW (Art. 5, Sec. G.5.b) unless the sidewalk exceeds 20% of the parking lot improvement cost. The applicant provided documentation to staff demonstrating the cost of installing the sidewalk exceeds this 20% threshold, however, some of the included costs are not applicable and the cost estimate needs to be revised. The determination to accept the sidewalk waiver request will be handled during permitting by the Department of Engineering and the Chief Building Official. Staff is recommending a condition that the sidewalk be installed unless the waiver due to cost is approved.

The proposed driveway location further south along Whittle Springs Rd. than the current driveway, resulting in a close proximity to driveway on the opposing side of the street. Staff is recommending that a turn template be submitted to engineering during permitting to verify that the left turn movement out of these two driveways do not conflict. If there is a conflict then the proposed driveway needs to be shifted further to the north.

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

1. The proposal will have no impact on schools.
2. All utilities are in place to serve this site.
3. The church will access a minor arterial street so there should be minimal impact on the road system.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE 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 One Year 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 O-1 zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the One Year Plan and the East City Sector Plan, which propose O (Office) uses for the site. Churches are a use permitted on review in the O-1 zone.

**Action:** Approved with Conditions **Meeting Date:** 2/8/2018

- Details of Action:**
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**Summary of Action:** APPROVE the development plan for a 130 seat church, subject to 13 conditions.

**Date of Approval:** 2/8/2018 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**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:**