CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 2-J-02-UR Related File Number:

Application Filed: 1/14/2002 Date of Revision:

Applicant: CHILHOWEE HILLS BAPTIST CHURCH

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: East side of Eastburn Dr., north side of Asheville Hwy

Other Parcel Info.:

Tax ID Number: 71 | C 028 Jurisdiction: City

Size of Tract: 17 acres

Access is via Asheville Hwy., an four lane arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Church and vacant

Surrounding Land Use:

Proposed Use: Multi-family residential development Density: 5.89 du/ac

Sector Plan: East City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: Chilhowee Hills Baptist Church occupies a 38 acre site that has existing residential development on the

east and west sides of the site. Asheville Hwy. forms the southern boundary of the property. Numerous commercial uses are in place along that roadway. The Church's master plan shows the site extending

to Interstate 40.

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

Street: 4615 Asheville Hwy

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: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 12:30 PM Page 1 of 3

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 up to 100 multi-family apartment units as shown on the development plan

subject to 10 conditions

Staff Recomm. (Full):1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

- 2. Meeting all applicable requirements of the Knoxville City Engineer.
- 3. Meeting all applicable requirements of the Knoxville City Arborist.
- 4. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
- 5. Installation of landscaping, including the tree buffer, as shown on the development plan within six months of the issuance of the first occupancy permit for this project.
- 6. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
- 7. Construction of the proposed easement being completed prior to commencing construction of the apartments.
- 8. A physical barrier to consist of a combination of fencing and landscaping being installed at the existing dead-end of Eastburn Dr. prior to commencing construction of the apartments.
- 9. Prior to commencing any grading on this project, review and approval of a subdivision plat by MPC separating the 17 acre apartment site from the remainder of the church campus. This plat will also establish a 40' wide joint permanent easement across the church property and note that all access will be via Asheville Hwy and the proposed easement.
- 10. A revised site plan must be submitted to MPC staff prior to issuance of any building or grading permits.

Comments:

Staff met with the representatives of the applicant in late December of last year to discuss plans for the future development of the Church's 38.5 acre campus. A master plan was presented by the architect for the project. Various uses are proposed for portions of the campus. Assisted living facilities, multifamily housing, "senior" housing, recreational facilities, an elementary school and church expansion are all proposed on the master plan. The two items the church is prepared to move ahead with at this time are the multi-family housing and the elementary school.

After remodeling, the elementary school will be located in what is now the Family Inn. A rezoning request for that site was on MPC's March, 2002 agenda. The O-1 (Office, Medical and Related Services) District approved for that portion of the site will permit the conversion of the motel into a school. A private school is a permitted use in the O-1 District, and no other action will be required by MPC regarding the school.

The multi-family housing is to be located on seventeen acres along the northern boundary of the site. At the initial meeting, staff told the church representatives that a traffic impact study would not be required for 100 multi-family dwellings with access to an existing public street (Eastburn Dr.). After visiting the site, staff determined that access to the multi-family housing should not be directed onto Eastburn Dr. due to the well maintained low density residential character of the area. We believe the introduction of nearly 1000 additional daily trips on that street would have a negative impact on the stable low residential character of the area.

As part of the previously mentioned master plan, a new joint permanent easement that will function as a roadway is shown which will serve the multi-family housing as well as the other proposed development on this site. This new roadway has the potential to carry all of the traffic generated by the development of the church campus. On January 30, 2002, staff met with the church representatives at which time we told them that access to Eastburn Dr. would not be acceptable. Staff requested the church have a

1/31/2007 12:30 PM Page 2 of 3

traffic impact study and engineered drawings of the proposed driveway prepared. At that same meeting, staff made a number of other comments regarding the building locations, grading, parking and landscaping of the proposed multi-family project. Some of the issues have been addressed in the revised plans submitted to staff on February 4, 2002.

The traffic impact study has been completed and reviewed by the staff. We have met with the applicant's traffic engineer regarding changes and additional study that was needed. The issues raised by staff have been addressed in the revised traffic study that has been submitted. The engineered drawings of the easement have been submitted. The easement will be paved to a width of 26' with curbs within a 40' wide right-of-way. The entrance at Asheville Hwy. will be reworked to meet the minimum standards of the Tenn. Dept. of Transportation for intersecting streets. Access to the church parking areas will be from this roadway. To provide for the safety of the pedestrians moving from the parking areas to the church, staff is requiring the applicant to include traffic calming devices such as speed bumps as part of the design.

As previously noted, the Church is working from a proposed master plan for their campus. In addition to the apartments that are the subject of this use on review request, they propose in the future to provide other forms of housing on property they currently have under contract to purchase. Any future development of the RP-1 zoned portion of the site will require submission of another use on review application. Staff believes that with the new access being constructed by the church, the current and future development of this site can be accommodated without a negative impact on the surrounding residences.

MPC Action:

Denied

MPC Meeting Date: 7/11/2002

Details of MPC action:

Summary of MPC action:

Deny development plan

Date of MPC Approval:

Date of Denial: 7/11/2002

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:

1/31/2007 12:30 PM Page 3 of 3