

# 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

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

**File Number:** 3-C-16-UR                      **Related File Number:**  
**Application Filed:** 1/25/2016              **Date of Revision:**  
**Applicant:** PARK WEST CHURCH JOE PIERCE

## PROPERTY INFORMATION

**General Location:** North side of Middlebrook Pike, south side of Piney Grove Church Rd., and west side of Adell Ree Park Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 J A 038                      **Jurisdiction:** City  
**Size of Tract:** 15.9 acres  
**Accessibility:** Access is via Piney Grove Church Rd., a minor arterial street with a pavement width of 22' within a 60' wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Public / Quasi Public Land  
**Surrounding Land Use:**  
**Proposed Use:** Church Parking Lot                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area of Middlebrook Pike and Piney Grove Church Rd. have been developed with residential uses, attached and detached houses, churches, and some small office and commercial uses.

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

**Street:** 7635 Middlebrook Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Church expansion, including parking lot, was approved in 2001 (11-C-01-UR)

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved:

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 request for a church parking lot expansion in the R-1 zone, subject to 7 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. Installing all landscaping, as shown on the development plan, within six month of issuance of occupancy permits for each phase of the project.
5. Meeting all requirements of the City of Knoxville Urban Forester.
6. The two access points from Piney Grove Church Rd. must be gated at all times except for periods when church services are taking place.
7. Meeting all applicable requirements of the previously approved development plan for the church expansion (11-C-01-UR).

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

Comments:

This proposal revises the previously approved development plan from 2001 (11-C-01-UR) by modifying the proposed parking lot north of the church, referred to as the "Piney Grove site". The changes include adding approximately 80 more parking spaces and revising the management of stormwater by removing two detention basins and using pervious pavement in the parking stalls.

The overall expansion of the church and parking lot include 4 phases. The 1st phase has been completed and consisted of renovations to existing facilities, constructing a new multi-purpose building, and adding parking. This proposal is part of phase 2, which consists of renovating the existing sanctuary for new purposes, adding the proposed parking to the north lot, and constructing a new 2,000 seat sanctuary. Phases 3 & 4 include the construction of two more buildings that will include classrooms and other supportive spaces.

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

1. To reduce cut thru traffic, the two access points from Piney Grove Church Rd. must be gated at all times except for periods when church services are taking place.
2. The plan provides a landscape buffer along the entirety of the property that abuts residential zoning, consistent with a Type "B" landscape screening (see attached).
3. The proposal is compatible with the surrounding development and will improve access to the church by providing an alternative entry point.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE**

1. The proposed church parking lot 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 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 R-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 Northwest County Sector Plan, which

propose LDR (Low Density Residential) for the site.

**Action:** Approved with Conditions **Meeting Date:** 3/10/2016

**Details of Action:**

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. Installing all landscaping, as shown on the development plan, within six month of issuance of occupancy permits for each phase of the project.
5. Meeting all requirements of the City of Knoxville Urban Forester.
6. The two access points from Piney Grove Church Rd. must be gated at all times except for periods when church services are taking place.
7. Meeting all applicable requirements of the previously approved development plan for the church expansion (11-C-01-UR).

**Summary of Action:** APPROVE the request for a church parking lot expansion in the R-1 zone, subject to 7 conditions.

**Date of Approval:** 3/10/2016 **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:**