# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number:3-L-02-URRelated File Number:Application Filed:2/11/2002Date of Revision:Applicant:DAMON A. FALCONNIER FOR WEST PARK BAPTIST CHURCHOwner:Version:

METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX• 2 1 5 • 2 0 6

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KNOXVILLE·KNOX COUNTY

### PROPERTY INFORMATION

 General Location:
 North side of Middlebrook Pike, east side of Pheasants Glen Dr.

 Other Parcel Info.:
 Image: County size of Tract:

 Tax ID Number:
 105 157 & 157.01

 Jurisdiction:
 County

 Size of Tract:
 10.95 acres

 Accessibility:
 Access is via Middlebrook Pike, a four lane, median divided major arterial, and Pheasants Glen Dr., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION				
Existing Land Use:	Church			
Surrounding Land Use:				
Proposed Use:	Expansion of the Edu	cational Facility for the Church	Density:	
Sector Plan:	Northwest County	Sector Plan Designation:		
Growth Policy Plan:	Planned Growth Area	à		
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 Dr			

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

Street:

8833 Middlebrook Pike

Location:

**Proposed Street Name:** 

Department-Utility Report:

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & RB (General 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:** 

#### 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 DISPOSI	TION	
Planner In Charge:	Tom Brechko		
Staff Recomm. (Abbr.):	APPROVE the development plan for an educational facility expansion of up to 19,000 square feet, subject to 6 conditions.		
Staff Recomm. (Full):	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> <li>Compliance with all conditions of the previous Use-on-Review (1-L-00-UR) approved for this site.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> <li>A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.</li> </ol>		
_	With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.		
Comments:	In January, 2000, the Planning Commission approved a Use-on-Review application (1-L-00-UR) for West Park Baptist Church, for the church, and a parking lot expansion at the rear of the church with access from Pheasants Glen Dr. The Church has now submitted a development plan for an expansion of the educational facilities. The applicant has revised the original plan for the addition of 10 modular classroom buildings to be located just east of the existing sanctuary and educational building. The applicant is now proposing to construct a 12,000 square foot educational building just to the east of the sanctuary. There will also be four new modular classroom buildings located around the two existing modular classroom buildings. A covered drop-off area is included to serve the new facility. The existing parking for the church is more than adequate for the church and classrooms.		
MPC Action:	Approved	MPC Meeting Date: 4/11/2002	
Details of MPC action:	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> <li>Compliance with all conditions of the previous Use-on-Review (1-L-00-UR) approved for this site.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> <li>A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.</li> <li>With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.</li> </ol>		
Summary of MPC action:	APPROVE the development plan for an educational facility expansion of up to 19,000 square feet, subject to 6 conditions.		
Date of MPC Approval:	4/11/2002 Date of Denial:	Postponements: 3/14/02	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		

## LEGISLATIVE ACTION AND DISPOSITION

Date of Legislative Action, Second Reading:	
Other Ordinance Number References:	
Disposition of Case, Second Reading:	
If "Other":	
Amendments:	
Effective Date of Ordinance:	