

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the proposed site improvements for Calvary Chapel of Knoxville as identified on the development plan, subject to the following 5 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the "Off-street parking, access, driveway, and landscaping requirements" of the City of Knoxville Zoning Ordinance (Article 5, Section 7), including but not limited to the parking lot design standards and interior landscaping standards for the modified and new portions of the parking lot.
2. Installation of all required landscaping within 6 months of completion of work.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- Added at meeting: 5. Restricting all access to John Sevier Highway and no access from Topside Road.

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

Comments:

A use-on-review approval was granted for this church by the Planning Commission on January 8, 2004. The church which was built in 2013 is located on a 43.12 acre tract that has access off of W. Governor John Sevier Hwy. The church has a 575 seat sanctuary. There are currently 178 parking spaces for the church which is within the parking range of 144 to 288 spaces.

The applicant is proposing additional parking on site with a parking lot expansion on the southeast side of the church and remote parking adjacent to the proposed assembly areas (prayer garden & multi-use green space). The net increase in parking is 89 spaces for a total of 267 spaces which is with the maximum limits. Additional site improvements include a children's play area just south of the main parking lot, and a prayer garden/gazebo area and a multiuse greenspace located along the main access driveway.

A secondary gated access driveway that was proposed out to Topside Road on a previous request back in 2017, IS NOT proposed with this application.

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

1. The proposed development will have minimal impact on local services since utilities are available.
2. The proposed site improvements will not direct additional traffic through nearby residential neighborhoods since the church only has vehicular access to W. Governor John Sevier Highway.

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

1. The proposed church site improvements, with the recommended conditions, are 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, as the church only has vehicular access to W. Governor John Sevier Highway.
2. The proposal meets all relevant requirements of the RP-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 Knoxville One Year Plan and the South County Sector Plan propose medium density residential and office use for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 4/11/2019

Details of Action:

Summary of Action: APPROVE the proposed site improvements for Calvary Chapel of Knoxville as identified on the development plan, subject to the following 5 conditions:

Date of Approval: 4/11/2019 **Date of Denial:** **Postponements:**

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:**