

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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File Number: 5-D-09-UR **Related File Number:**
Application Filed: 3/30/2009 **Date of Revision:**
Applicant: CANNON & CANNON, INC.

PROPERTY INFORMATION

General Location: South side of Kingston Pike, northwest side of Clearfield Rd. and north side of Brandon Rd.
Other Parcel Info.:
Tax ID Number: 132 F A PART OF PARCEL 1 **Jurisdiction:** City and County
Size of Tract: 20.13 acres
Accessibility: Access is via Kingston Pike, a major arterial with a divided median street cross section.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and residences
Surrounding Land Use:
Proposed Use: Church parking lot **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Office and LDR
Growth Policy Plan: Urban & Planned Growth Area
Neighborhood Context: The site is located in area along Kingston Pike that includes a mix of low density residential and commercial uses.

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

Street: 9132 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)/O-1 (Office, Medical & Related Services) & RA (Low Density Residential) and R-1 (Low Density Residential) Pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: See comment section.

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for the expansion of the church parking lot, subject to the following 9 conditions:

Staff Recomm. (Full):

1. Approval of the rezoning of the property fronting on Brandon Rd. and Clearfield Rd. to R-1 (Low Density Residential) & RA (Low Density Residential) by Knoxville City Council and Knox County Commission (4-C-09-RZ).
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Obtaining all applicable permits from the Tennessee Department of Transportation for the proposed alteration of the median cut and access drive on Kingston Pike.
5. Obtaining all applicable variances from the Knoxville and Knox County Boards of Zoning Appeals for the design of the paved and vegetated parking lots.
6. Submitting a revised final landscape plan for the parking lot subject to Planning Commission Staff approval.
7. Installing all landscaping shown on the approved revised landscape plan within 6 months from the date the parking lots are paved (includes grass paving for overflow parking lot).
8. All lighting shall be directed away from the adjoining properties and streets.
9. Meeting all applicable requirements of the Knoxville and Knox County Zoning Ordinances.

With the conditions noted above, this requests meets the requirements for approval of an expanded church parking lot in the O-1, R-1 and RA zoning districts and other criteria for a use-on-review.

Comments:

The applicant is proposing a parking lot expansion for Cedar Springs Presbyterian Church which is located on the south side of Kingston Pike between S. Cedar Bluff Rd. and Clearfield Rd.

A portion of the property (property fronting on Brandon Rd. and Clearfield Rd.) that is included in this plan was recommended for rezoning by the Planning Commission on April 9, 2009 from R-1E (Low Density Exclusive Residential) & RAE (Exclusive Residential) to R-1 (Low Density Residential) & RA (Low Density Residential) (4-C-09-RZ). The Knoxville City Council voted on first reading to approve the rezoning to R-1 on May 5, 2009. Second reading is scheduled for May 19, 2009. The Knox County Commission will consider the RA rezoning request on May 26, 2009. Rezoning the properties to R-1 and RA allows the church to pursue use-on-review approval for the church parking lot on this property.

Under the proposed plan, the existing access drive from Kingston Pike that is located on the east side of the church will be relocated approximately 140' east of the present location. The proposed change also includes a relocation of the median opening on Kingston Pike. All of the access improvements are subject to approval from the Tennessee Department of Transportation.

With the new location for the access drive, a new paved parking lot with 33 spaces (includes 7 accessible spaces) will be located between the access drive and the church to the west. The property on the east side of the access drive will be the location of an overflow parking lot with 194 spaces. This overflow parking lot will be a pervious grass paved lot. The third proposed parking lot is located on the south side of the church between the building and Brandon Rd. This paved parking lot includes 121 spaces with approximately 73 of the spaces being located outside of the Knoxville City limits and subject to Knox County parking standards. This proposed parking area With the proposed parking lot expansion there will be a total of 850 parking spaces on the church property with 656 paved spaces and 194 as grass paving.

The applicant has submitted a landscape plan and lighting plan to show that the parking lot that is adjacent to Brandon Rd. will have minimal impact on the existing residential subdivision. There is no

direct access from the proposed parking lots to Brandon Rd. or Clearfield Rd. The proposed stormwater detention area will be located south of the overflow parking lot on the west side of Clearfield Rd.

The applicant is requesting variances from the Knoxville and Knox County Zoning Ordinances regarding parking lot setbacks from residential streets and for the use of vegetated parking areas.

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

1. The property is located along Kingston Pike a major arterial street. The proposed alteration to the median cut and access drive on Kingston Pike is subject to approval by the Tennessee Department of Transportation
2. Public water and sewer utilities are available to serve the development.
3. The proposed landscape and lighting plans will reduce the impact on the adjacent residential properties.
4. The proposal will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES

1. With the recommended conditions, the proposed church parking facilities meet the requirements of the Knoxville and Knox County Zoning Ordinances.
2. The proposed parking facilities 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 Sector 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. With the proposed landscaping, the additional parking will not significantly injure the value of adjacent property.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and the Southwest County Sector Plan both propose low density residential uses for this site. Under the Zoning Ordinances church facilities are considered to be a compatible use in residential areas.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 5/14/2009

Details of MPC action:

1. Approval of the rezoning of the property fronting on Brandon Rd. and Clearfield Rd. to R-1 (Low Density Residential) & RA (Low Density Residential) by Knoxville City Council and Knox County Commission (4-C-09-RZ).
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Summary of MPC action:

APPROVE the development plan for the expansion of the church parking lot, subject to the following 9 conditions:

Date of MPC Approval:

5/14/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Board of Zoning Appeals

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: