

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-11-UR **Related File Number:**
Application Filed: 3/28/2011 **Date of Revision:**
Applicant: CEDAR SPRINGS PRESBYTERIAN CHURCH

PROPERTY INFORMATION

General Location: South side of Kingston Pike, east side of S. Cedar Bluff Rd.
Other Parcel Info.:
Tax ID Number: 132 F A 001 **Jurisdiction:** City and County
Size of Tract: 20.88 acres
Accessibility: Access is via Kingston Pike, a major arterial with a divided median street cross section.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Church Youth Ministries Building and parking **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** PI and LDR
Growth Policy Plan: Urban 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: O-1 (Office, Medical, and Related Services), RA (Low Density Residential) & R-1 (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Portion of property rezoned to RA (Low Density Residential) for church expansion by Knox County Commission on 1/24/2011.

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 youth ministries building and parking lot expansion, subject to the following 7 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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. Submitting a subdivision plat to reflect the right-of-way closure for a portion of Brandon Rd. and any required easements.
5. Installing all landscaping shown on the approved landscape plan within 6 months from the date the parking lots are paved.
6. All lighting shall be directed away from the adjoining properties and streets.
7. Meeting all applicable requirements of the Knoxville and Knox County Zoning Ordinances.

With the conditions noted above, this request meets the requirements for approval in the O-1, R-1 and RA zoning districts and other criteria for a use-on-review.

Comments: The applicant is proposing to add an 18,900 square foot youth ministries building to the Cedar Springs Presbyterian Church complex which is located on the south side of Kingston Pike between S. Cedar Bluff Rd. and Clearfield Rd. The new building will be located on the south side of the existing building complex in an area that is zoned O-1 (located in the City of Knoxville) and is currently a parking lot. A total of 136 parking spaces will be removed for the new building and drop off area.

A new parking area will be added to the east of the new building in an area that is zoned RA (located in Knox County). The parking lot addition and other parking lot changes around the new building will result in 167 new parking spaces. The new parking lot is in an area that was rezoned RA by Knox County Commission on January 24, 2011. This area also includes a portion of Brandon Rd. that was closed by Knox County Commission.

The required parking for a church is based on the size of the sanctuary. The required parking for this site is 656 parking spaces. With the proposed site changes there will be a total of 859 parking spaces. There are 169 spaces in an approved pervious parking lot.

The applicant has submitted a landscape plan with a landscaped berm and a site lighting plan to show that the proposed parking lot that is adjacent to Clearfield Rd. will have minimal impact on the existing residential subdivision. There is no direct access from the proposed parking lot to Brandon Rd. or Clearfield Rd.

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

1. Public water and sewer utilities are available to serve the development.
2. The proposed landscape and lighting plans will reduce the impact on the adjacent residential properties.
3. 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 youth ministries building and parking lot

expansion meets the requirements of the Knoxville and Knox County Zoning Ordinances.
2. The proposed development 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 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.

Action: Approved **Meeting Date:** 5/12/2011

Details of Action:

Summary of Action: APPROVE the development plan for the youth ministries building and parking lot expansion, subject to 7 conditions:

Date of Approval: 5/12/2011 **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:**