

# 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-E-17-UR                      **Related File Number:**  
**Application Filed:** 3/27/2017              **Date of Revision:**  
**Applicant:** MARK GRAHAM ENGINEERING CONSULTANTS, LLC

## PROPERTY INFORMATION

**General Location:** Southeast side of W. Governor John Sevier Hwy., southeast side of Alcoa Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 147 030                      **Jurisdiction:** City  
**Size of Tract:** 43.12 acres  
**Accessibility:** Access is via W. Governor John Sevier Hwy., a major arterial street with a three lane street section with a 36' pavement width within a required right-of-way of 112'.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Church  
**Surrounding Land Use:**  
**Proposed Use:** Church site expansion                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** MDR/O & HP  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in the southeast corner of the Alcoa Hwy. and W. Governor John Sevier Hwy. interchange in an area that is predominantly rural and low density residential development.

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

**Street:** 3330 W Governor John Sevier Hwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## 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.):

POSTPONE until the July 13, 2017 MPC meeting as requested by the applicant.

Staff Recomm. (Full):

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 600 seat sanctuary. There are currently 156 parking spaces for the church.

The applicant is requesting approval of a development plan to add 60 additional parking spaces on the southeast side of the church for a total of 216 parking spaces. The development plan also includes a plan for the addition of a two acre activity field that will be located on the eastern end of the property closer the entrance off of W. Governor John Sevier Hwy. A secondary gated access driveway is proposed out to Topside Rd.

The applicant is requesting a postponement to allow time to re-evaluate their request and any possible changes.

Action:

Denied (Withdrawn)

Meeting Date: 6/8/2017

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements: 5/11/2017

Date of Withdrawal:

6/8/2017

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: