



## **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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for a 264 seat church, subject to 11 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.
4. Meeting the requirements of Article 5, Section 5.J. (Parking Lot Landscaping) of the City of Knoxville Zoning Ordinance, including but not limited to the required landscaping between the parking lot and residential zones (subsection 2.C.1).
5. Installing sidewalks in accordance with all applicable requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering.
6. Installing bicycle parking in accordance with Article 5, Section 5.I. (Bicycle Parking Provisions) of the City of Knoxville Zoning Ordinance.
7. Submitting a sight distance certification letter from the applicants engineer for review and approval by the City of Knoxville Department of Engineering.
8. Obtaining all necessary sight distance easements for the driveway locations or moving the driveways in conformance with the City of Knoxville Zoning Ordinance and as approved by the City of Knoxville Department of Engineering during site development permit review.
9. Installing all signs in accordance with Article 8 (Signs, billboards, and other advertising structures) of the City of Knoxville Zoning Ordinance.
10. Installing all required landscaping, as shown on the development plan, within six months of issuance of the occupancy permit.
11. Installation of full cut off light fixtures in the parking lot with the lights pointed away or shielded to prevent light from shining directly onto adjacent residential properties.

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

Comments:

The proposal is for a 264 seat, one story church with a floor area of approximately 6,000 square feet. There will be two driveway accesses to Millertown Pike. The proposed landscaping appears to meet the applicable standards, however, more detail will be required during permit review. Staff is recommending that the parking lot lighting use full cut off light fixtures with the lights pointed away or shielded to prevent light from shining directly onto adjacent residential properties. This, along with the required landscape screening, should minimize the impact on adjacent residential uses on a day to day basis.

The proposed driveway location on the east side of the frontage appears to require a sight distance easement from the adjacent property owner. The eastern driveway, or both driveways, may be able to be moved further to the west with approval from the Knoxville Department of Engineering during permitting.

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

1. The proposal will have no impact on schools.
2. All utilities are in place to serve this site.
3. The church will access a minor arterial street so there should be minimal impact on the road system.

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

1. The proposed church 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 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 since it accesses a minor arterial street.

2. The proposal meets all relevant requirements of the O-1 zoning district, as well as other criteria for approval of a use-on-review.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The use is in conformity with the One Year Plan and the East City Sector Plan, which propose O (Office) uses for the site. Churches are a use permitted on review in the O-1 zone.

**Action:** Approved **Meeting Date:** 5/9/2019

**Details of Action:**

**Summary of Action:** APPROVE the development plan for a 264 seat church, subject to 11 conditions.

**Date of Approval:** 5/9/2019 **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:**