

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-O-20-UR **Related File Number:**
Application Filed: 3/30/2020 **Date of Revision:**
Applicant: DAMON A. FALCONNIER, NCARB

PROPERTY INFORMATION

General Location: North side of Middlebrook Pk., east side of Park Church Dr.
Other Parcel Info.:
Tax ID Number: 105 15701 **Jurisdiction:** County
Size of Tract: 9.75 acres
Accessibility: Access is via Middlebrook Pike, a four lane, median divided major arterial, and Pheasants Glen Dr., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Proposed modular building for an existing church **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** CI (Civic / Institutional)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The properties immediately adjacent to the proposed development are single-family residential (north and south) and a senior housing facility (east). The single-family residential neighborhood to the north and the church have shared use of Pheasants Glen Dr.

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

Street: 8835 Middlebrook Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & RB (General Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned PR in June, 1988.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a modular office building with approximately 2,128 square feet located behind the existing church in the PR zone, subject to 4 conditions.

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all applicable requirements of the previous use on review approval (10-F-18-UR).

With the conditions noted above, this plan meets the requirements for approval in the PR zoning district and the other criteria for approval of a use on review.

Comments: This is a request for the addition of a modular office building with approximately 2,128 square feet behind the existing West Park Baptist Church located on the north side of Middlebrook Pike and east side of Park Church Drive. The building will be located in the parking lot adjacent to the existing building. The parking lot and drive aisles are being modified to accommodate the building. This is proposed as an addition to the previous use on review approval (10-F-18-UR) for a church expansion of approximately 7,650 square feet and reconfiguration of the parking lot that was approved by the Planning Commission on October 11, 2018

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

- 1. The office addition will have minimal impact on local services since utilities are available to serve this site.
- 2. The office addition at the back of the existing building should have minimal impact on the adjacent residential neighborhood.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed addition, with the recommended conditions, 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. 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.
- 2. The proposal meets all relevant requirements of the PR zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The use is in conformity with the Northwest County Sector Plan, which propose CI (Civic Institutional) for the site.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 5/14/2020

Details of Action:

Summary of Action: APPROVE the development plan for a modular office building with approximately 2,128 square feet located behind the existing church in the PR zone, subject to 4 conditions.

Date of Approval: 5/14/2020 **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: **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:**