

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-H-18-UR **Related File Number:**
Application Filed: 4/30/2018 **Date of Revision:**
Applicant: FELLOWSHIP CHURCH

PROPERTY INFORMATION

General Location: South side of Middlebrook Pike, west side of Broome Rd.
Other Parcel Info.:
Tax ID Number: 106 P C 002, 006, 007 **Jurisdiction:** City
Size of Tract: 23.73 acres
Accessibility: Access is via Middlebrook Pike, a major arterial street with four lanes and a center median within 130' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Public-Quasi Public (Church)
Surrounding Land Use:
Proposed Use: Expansion of church **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** CI (Civic Institutional)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with low density residential and church uses under R-1, R-1E and RP-1 zoning.

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

Street: 8000 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for a church expansion of approximately 31,330 square feet and reconfiguration of the parking lot in the R-1 zone, subject to 8 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Tennessee Department of Transportation and Knoxville Department of Engineering for the proposed curb cut modifications along Middlebrook Pike.
3. Meeting all applicable requirements of the Knoxville Department of Engineering, including but not limited to the access, driveway and parking lot design at the Middlebrook Pike access point in the middle of the frontage (opposite of Webster Groves Lane).
4. Meeting all applicable requirements of the "Off-street parking, access, driveway, and landscaping requirements" of the City of Knoxville Zoning Ordinance (Article 5, Section 7), including but not limited to the parking lot design standards and the perimeter screening and interior landscaping standards for the modified and new portions of the parking lot.
5. Installation of all required landscaping within 6 months of completion of work.
6. Installation of all sidewalks as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
7. Combining the two lots into one lot, or as otherwise approved by the Knoxville Department of Engineering to provide legal access across the lots.
8. Providing bicycle parking in compliance with the City of Knoxville Zoning Ordinance, if determined to be a requirement by the City of Knoxville Chief Building Official.

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

Comments: This proposal is for an expansion of the church, and reorganization and expansion of the parking lot. The church expansion will be to the rear of the church and will include a new space for a student ministry, main lobby, children's lobby, and classrooms. The student ministry will include a new student lobby, auditorium, and meeting rooms.

The parking lot modifications and expansions are shown in dark grey on plan sheet C1. Even though the parking lot will be expanding its footprint, there will be an overall reduction in the number of parking spaces from 1,035 (existing) to 930 (proposed). The majority of the parking spaces that have been removed are to the rear of the church where the building expansion will be located and where the retention pond will be expanded in the southwest corner of the property. The expansion of the parking lot is on the east side of the property and includes 30 parking spaces. There will be other small areas where new parking spaces will be added, however, they are filling in areas of the existing parking lot and don't impact adjacent properties. The house located at the corner of Middlebrook Pike and Broome Road, east of the parking lot expansion, is owned by the church, so the expansion will not be adversely impacting the property.

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

1. The proposed expansion will not direct additional traffic through nearby residential neighborhoods since the church only has vehicular access to Middlebrook Pike.
2. The portions of the parking lot that are being modified and added are required to meet the parking lot landscaping requirement. This includes perimeter landscape screening between the parking lot and roads and residential zones. In this case landscape screening will be required along new or modified parking along the Middlebrook Pike frontage and along the rear (southern) property line.

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

1. The proposed church and parking lot expansion, 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 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, as the church only has vehicular access to Middlebrook Pike.
2. The proposal meets all relevant requirements of the R-1 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 One Year Plan and the Northwest City Sector Plan, which propose CI (Civic Institutional) for the site.

Action: Approved **Meeting Date:** 10/11/2018

Details of Action:

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Tennessee Department of Transportation and Knoxville Department of Engineering for the proposed curb cut modifications along Middlebrook Pike.
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5. Installation of all required landscaping within 6 months of completion of work.
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8. Providing bicycle parking in compliance with the City of Knoxville Zoning Ordinance, if determined to be a requirement by the City of Knoxville Chief Building Official.

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

Summary of Action: APPROVE the development plan for a church expansion of approximately 31,330 square feet and reconfiguration of the parking lot in the R-1 zone, subject to 8 conditions.

Date of Approval: 10/11/2018 **Date of Denial:** **Postponements:** 6/14/2018-9/13/2018

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: