

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 7-C-09-UR **Related File Number:**
Application Filed: 5/26/2009 **Date of Revision:**
Applicant: FIRST BAPTIST CHURCH, CONCORD

PROPERTY INFORMATION

General Location: Northwest side of Westland Dr., southwest side of Emory Church Rd.
Other Parcel Info.:
Tax ID Number: 144 30.02 **Jurisdiction:** City
Size of Tract: 0.785 acres
Accessibility: Access is via Westland Dr., a collector street with a pavement width of 19' to 27' at this location and Emory Church Rd., a collector street with a pavement width of 15' to 17'.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Temporary gravel parking lot for existing church **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** PI
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located on the northeastern quadrant of the Westland Dr. interchange with Pellissippi Parkway. Adjoining the site on the east is another church. To the south residences are in place. Most recent development in the area consists of both single detached and single family attached dwellings. A 262 unit apartment development is located in the southwest quadrant of this interchange.

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

Street: 9635 Westland Dr
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: The development plan for the present facility was approved in 1999

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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for a temporary parking lot at the location shown on the development plan subject to 2 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance

Comments:

With the conditions noted, this plan meets the requirements for approval in the RP-1 district and the
The applicants are proposing to construct a temporary parking lot at the existing Westlake Church. Since the proposed parking lot is not needed to meet their required number of parking spaces, it has been proposed to have a gravel surface. The City of Knoxville Engineering Dept. has stated that a gravel surface may not be permitted. They have suggested other surfacing materials that will maintain the permeability of the site. Additionally, the applicant may need to obtain variances from the Knoxville Board of Zoning Appeals from some of the design standards for a typical parking lot design. Since this is being constructed as "temporary" parking, staff will not object to the variances.

In 1999 MPC approved "phase one" of the church's development plan. It was understood at that time that additional phases would be submitted for use on review consideration in the future. The proposed temporary parking lot is going to be constructed where there will be a building located in the future if approved by MPC and the church expands according to their original conceptual plans.

Both Westland Dr. and Pellissippi Parkway are designated as scenic highways by the State of Tennessee. As such, there are construction limitations regarding the height of any proposed structures. This will not be an issue with the construction of the parking lot. However, any future plans brought before MPC for new or expanded structures must meet the requirements of the Tennessee Scenic Highway Act.

The site is well suited for the proposed use. Access will be provided from two collector streets. With the Pellissippi Parkway adjacent to the site, the church is able to draw from a large portion of the rapidly growing southwest portion of Knox County.

With the conditions noted, the request meets the requirements for approval in the PR Zone and the other criteria for approval of a Use on Review.

MPC Action:

Approved

MPC Meeting Date: 7/9/2009

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance

Summary of MPC action:

With the conditions noted, this plan meets the requirements for approval in the RP-1 district and the
APPROVE the request for a temporary parking lot at the location shown on the development plan subject to 2 conditions

Date of MPC Approval:

7/9/2009

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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: