

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 8-B-21-SU **Related File Number:**
Application Filed: 6/28/2021 **Date of Revision:**
Applicant: CALVARY CHAPEL OF KNOXVILLE

PROPERTY INFORMATION

General Location: South side of W. Governor John Sevier Highway, east side of Alcoa Highway
Other Parcel Info.:
Tax ID Number: 147 30 **Jurisdiction:** City
Size of Tract: 42.07 acres
Accessibility: Access is via W. Governor John Sevier Hwy., a major arterial street with a three lane street section with a 36-ft pavement width within a required right-of-way of 112-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Expansion of parking area, addition of covered pavilion, pergola, event quarters, storage area & drop off area **Density:** N/A
Sector Plan: South County **Sector Plan Designation:** MDR/O (Medium Density Residential/Office) & HP (High Potential)
Growth Policy Plan: Urban Growth Area
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: RN-1 (Single-Family Residential Neighborhood) (c) & HP (Hillside Protection)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was annexed by the City in 2002 (11-Y-02-RZ)

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 proposed site improvements for Calvary Chapel of Knoxville as identified on the development plan, subject to 4 conditions.

Staff Recomm. (Full):

1. 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) as revised through March 25, 2019, including but not limited to the parking lot design standards and interior landscaping standards for the modified and new portions of the parking lot.
2. Installation of all required landscaping within 6 months of completion of work unless otherwise required by the City of Knoxville Department of Engineering or Department of Plans Review and Inspections.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With conditions noted above, this request meets the requirements of the former RP-1 zone (current zoning RN-1(C) / HP), the previously approved development plan, and the other criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

Comments:

A use-on-review approval was granted for this church by the Planning Commission on January 8, 2004 on this 42-acre site and the church was built in 2013. In 2019, an expansion of the parking lot was approved and constructed. The church has a 607 seat sanctuary and there are currently 241 parking spaces. The applicant is proposing a parking expansion of 63 spaces on the south side of the existing parking lot for a total of 304 spaces. The maximum number of parking spaces allowed for this use per the off-street parking standards is 304.

The church is also proposing an event structure on the eastern portion of the site near the driveway entrance from W. Governor John Sevier Hwy. This will include an enclosed event quarters and storage building that is approximately 1,400 sqft, a covered pavilion that is approximately 3,250 sqft, and a pergola.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the One Year Plan, and by the following general standards:

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
 - A. The MDR/O (Medium Density Residential/Office) land use classification of the South County Sector Plan and the City's One Year Plan supports the current RN-1 (Single Family Residential Neighborhood) Zoning District and the previously approved planned district, RP-1 (Planned Residential). The zoning districts allowed in the MDR/O land use classification allow consideration of churches.
 - B. A large portion of the property is within the HP (Hillside Protection) area, however, the areas where the new parking and event structure will be located had previously been graded.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
 - A. The previous RP-1 (Planned Residential) Zoning District is the operative zoning for the property and it is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and

provision for commercial, religious, education, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

B. The church and small accessory event structure are consistent with the intent of the RP-1 zone to permit limited nonresidential uses that are compatible with the character of the district. The church property is wooded and provides a large buffer to the residential uses to the south and southeast.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The church and the associated parking lot and event structure are adequately screened from the adjacent residential uses by mature vegetation.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The church and the associated parking lot and event structure are adequately screened from the adjacent residential uses by mature vegetation.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The church has direct access to W. Governor John Sevier Hwy which is a major arterial street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

Action: Approved

Meeting Date: 8/12/2021

Details of Action:

Summary of Action: Approve the proposed site improvements for Calvary Chapel of Knoxville as identified on the development plan, subject to 4 conditions.

Date of Approval: 8/12/2021

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: