

# 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

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**File Number:** 9-E-17-UR

**Related File Number:**

**Application Filed:** 7/31/2017

**Date of Revision:**

**Applicant:** FELLOWSHIP CHURCH

## PROPERTY INFORMATION

**General Location:** West side Broome Rd, south of Middlebrook Pike

**Other Parcel Info.:**

**Tax ID Number:** 106 P C 002, 006, 007

**Jurisdiction:** City

**Size of Tract:** 23.73 acres

**Accessibility:** Access is via Broome Rd., a major collector street with 18' of pavement width within 50' of right-of-way, and 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:** Single family residential and vacant land

**Surrounding Land Use:**

**Proposed Use:** Driveway connection to Broome Road for 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:** 7800 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.:

### ***MPC ACTION AND DISPOSITION***

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): WITHDRAW the application as requested by the applicant.

Staff Recomm. (Full):

**Comments:** This proposal is for a new driveway connection to Broome Road for the existing church. The driveway will connect to Broome Road directly across from the driveway for a recently approved senior living development (3-B-17-UR). The access is located on the crest of a hill and curve in the road which requires a sight line easement across the church property, which has been provided on the plan, to ensure the visibility is not blocked by landscaping or other improvements. A sidewalk will also be installed on the west side of Broome Road from the Middlebrook Pike to the new driveway.

When reviewing the proposed driveway it was discovered that the church parking lot was not constructed according to the approved plans and was expanded somewhat without proper approvals. The attached "Overall Site Plan" (sheet C3) shows the existing site improvements on the property. The Planning Commission will be considering this overall site plan for approval with the recommended condition that the parking lot be brought up to compliance with the zoning regulations as required by the City of Knoxville Department of Engineering. This may require some minor changes for drive aisle widths and landscaping, the removal of some parking spaces, or zoning variances.

Action: Withdrawn

Meeting Date: 2/8/2018

Details of Action:

Summary of Action: WITHDRAW the application as requested by the applicant.

Date of Approval:

Date of Denial:

Postponements: 10/12/2017

Date of Withdrawal: 2/8/2018

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: