



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 12-C-06-UR

AGENDA ITEM #: 89

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** NEW VISION FELLOWSHIP CHURCH

OWNER(S): NEW VISION FELLOWSHIP CHURCH

TAX ID NUMBER: 93 B A 006 & 009

JURISDICTION: City Council District 3

▶ **LOCATION:** Northwest side of Ball Camp Pike, north side of Western Ave.

▶ **APPX. SIZE OF TRACT:** 6 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Western Ave., a major arterial street with 105 to 115' of right of way and 23' of pavement width, or via Ball Camp Pike, a minor collector street with 40' of right of way and 19' of pavement width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **ZONING:** R-1 (Low Density Residential), C-1 (Neighborhood Commercial) & C-3 (General Commercial)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Church

HISTORY OF ZONING: Request for O-1 (7-T-04-RZ / 7-J-04-PA) was withdrawn.

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential)

South: Warehouse, car storage and residences / C-3 (General Commercial) & C-4 (Highway & Arterial Commercial)

East: Residences / R-1 (Low Density Residential)

West: Church / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is adjacent to residences, businesses and a church under R-1, C-1, C-3 & C-4 zoning. Other businesses are located to the south and east along Ball Camp Pike and Western Ave. Residences and a ball park are located to the north and northeast.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a church in the R-1/C-1/C-3 zoning districts, subject to the following 8 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Only one sign per street frontage and meeting all other requirements of Article 5. Sec. 10 dealing with signs for churches in residential zones.
5. Providing sufficient parking to meet the requirements of the Knoxville Zoning Ordinance.

6. Restricting access to Ball Camp Pike (prohibiting access to Western Ave.)
7. Meeting all requirements of the Knoxville Fire Marshall's Office.
8. If any future uses such as a school or day care center are proposed, they will have to be approved through the use on review process.

With the conditions noted above, this requests meets the requirements for approval of a church in the R-1, C-1, & C-3 zones and other criteria for a use on review.

COMMENTS:

The applicant is proposing to construct a church on the northwest side of Ball Camp Pike, and north side of Western Ave. The site is zoned R-1, C-1 & C-3. The proposed 23,750 square foot structure will be located in the R-1 zoning district, which requires use on review approval. Based on the square footage of the auditorium, the applicant will be required to provide 240 parking spaces, 7 of which will have to be designated as handicapped parking. Any future development, including modifications to the proposed parking plan, construction of additional buildings, or the placement of temporary buildings, must be reviewed through the MPC use on review process.

As a result of existing traffic conditions at the intersection of Ball Camp Pike and Western Ave., the applicant will be prohibited from improving and utilizing their access to Western Ave. It is in staff's opinion that limiting access to Ball Camp Pike will provide for safer ingress and egress to the proposed facility.

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

1. The proposal will have no impact on schools.
2. Ball Camp Pike can handle additional traffic and provides adequate sight distance in both directions from the proposed access drive.
3. Public water and sewer utilities are available to serve the development.
4. The property is located along a minor arterial street and meets the Knoxville Zoning Ordinance requirements for approval of a church facility.

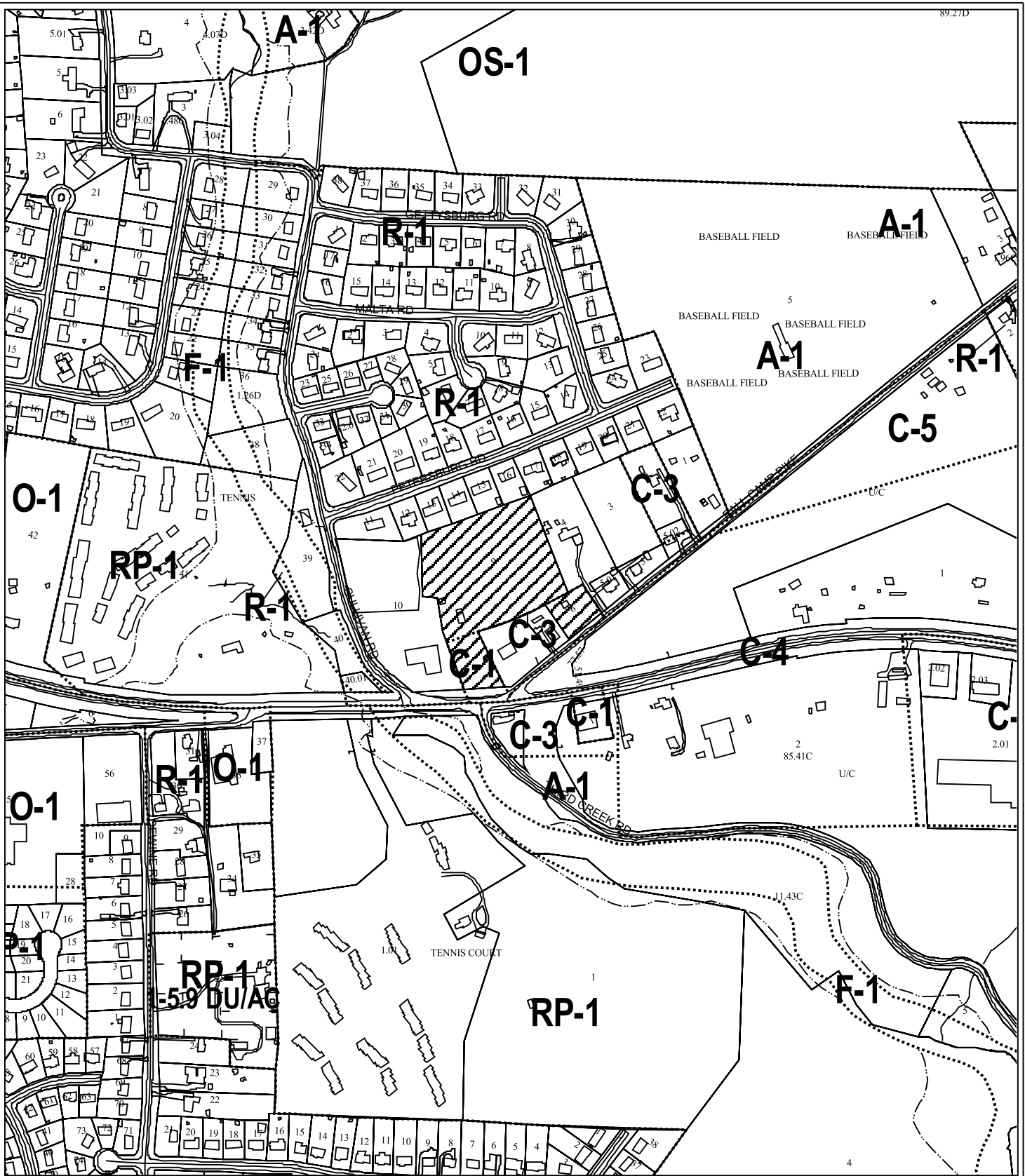
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed church facility 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 Sector 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 R-1, C-1 & C-3 zoning districts and a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest City Sector Plan proposes general commercial uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



12-C-06-UR
 USE ON REVIEW



Church in R-1 (Low Density Residential), C-1 (Neighborhood Commercial) & C-3 (General Commercial)

Original Print Date: 11/21/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: New Vision Fellowship Church

Map No: 93

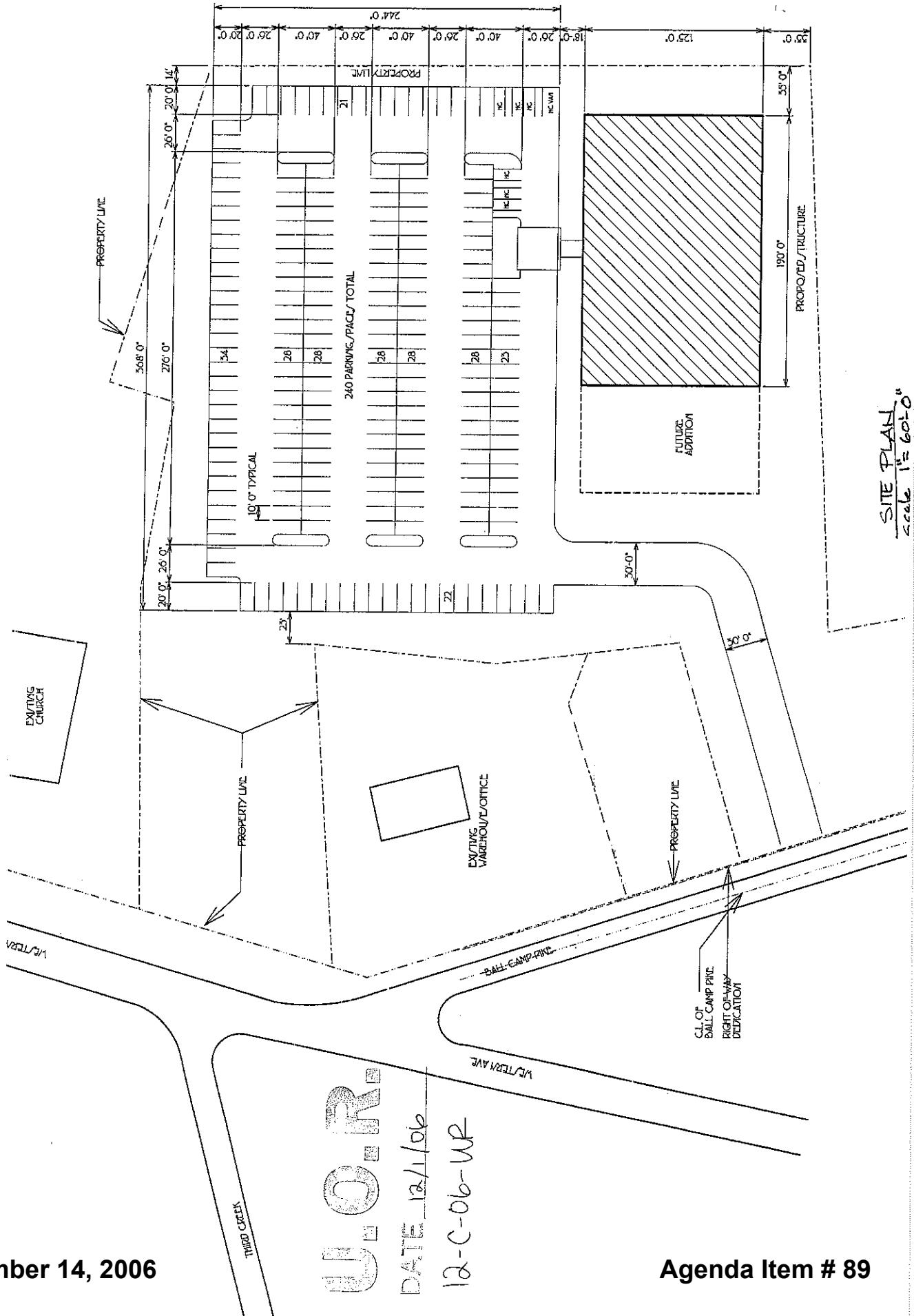
Jurisdiction: City

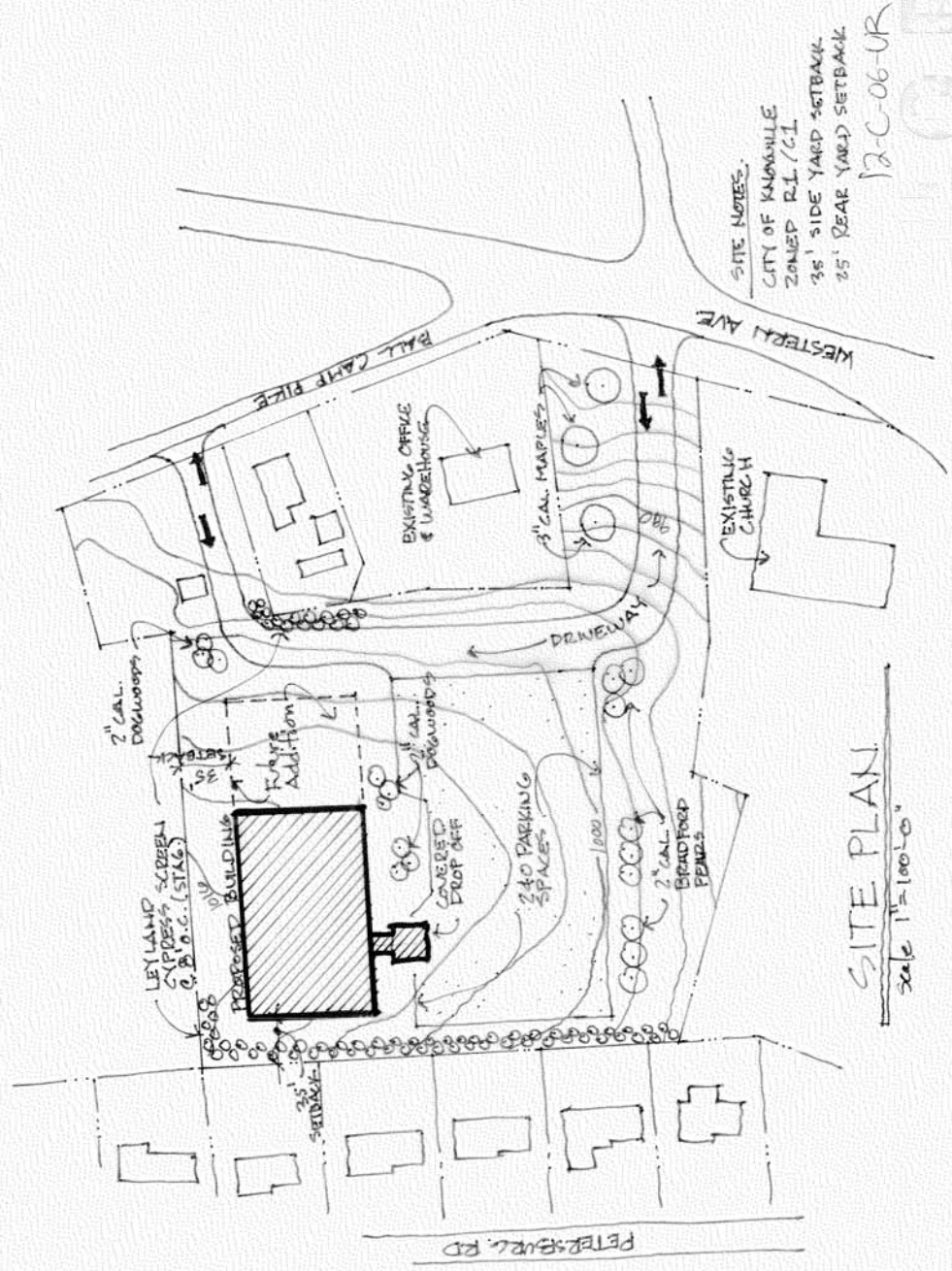


W.O.R.

DATE 12/1/06

12-C-06-WP





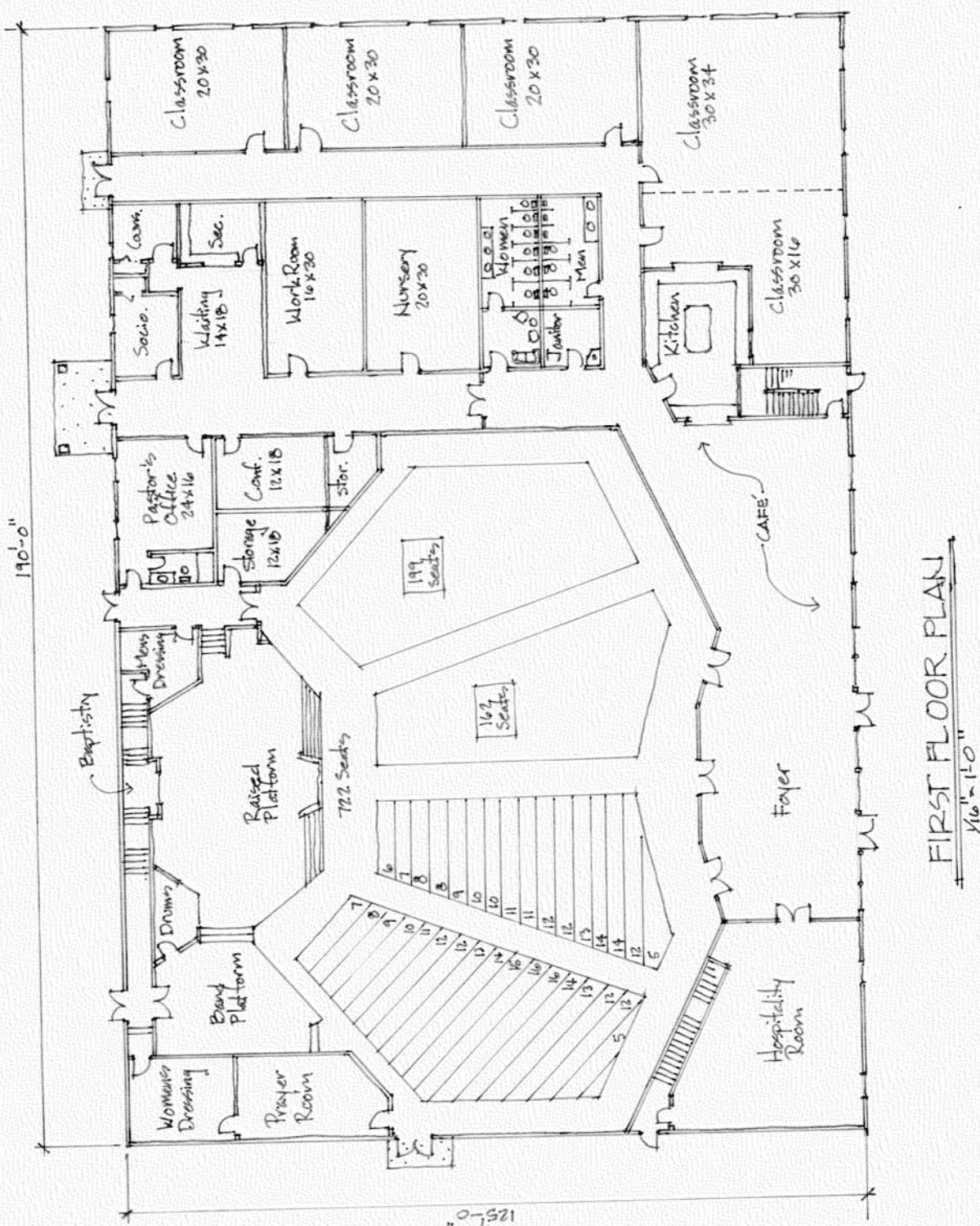
SITE NOTES.
 CITY OF KNOXVILLE
 ZONED R1/C1
 35' SIDE YARD SETBACK
 25' REAR YARD SETBACK
 12-C-06-UR

U.C.R.

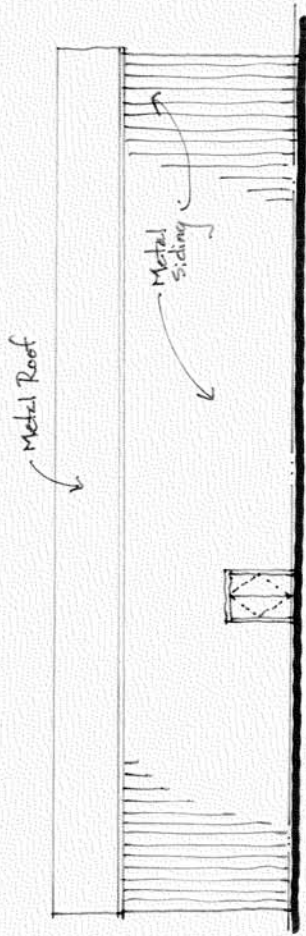
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SITE PLAN
 Scale 1" = 100'-0"

12-C-06-08

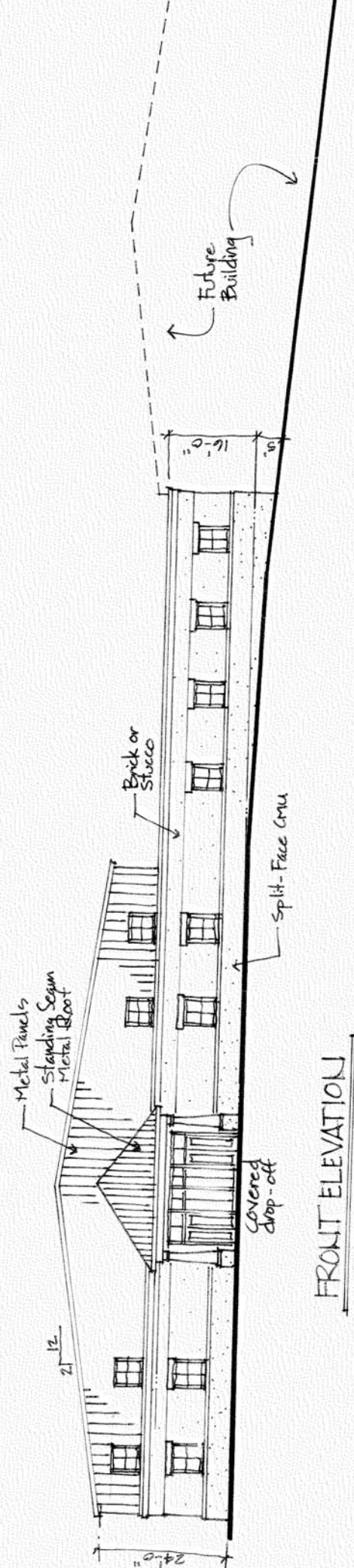


FIRST FLOOR PLAN
1/16" = 1'-0"



SIDE ELEVATION

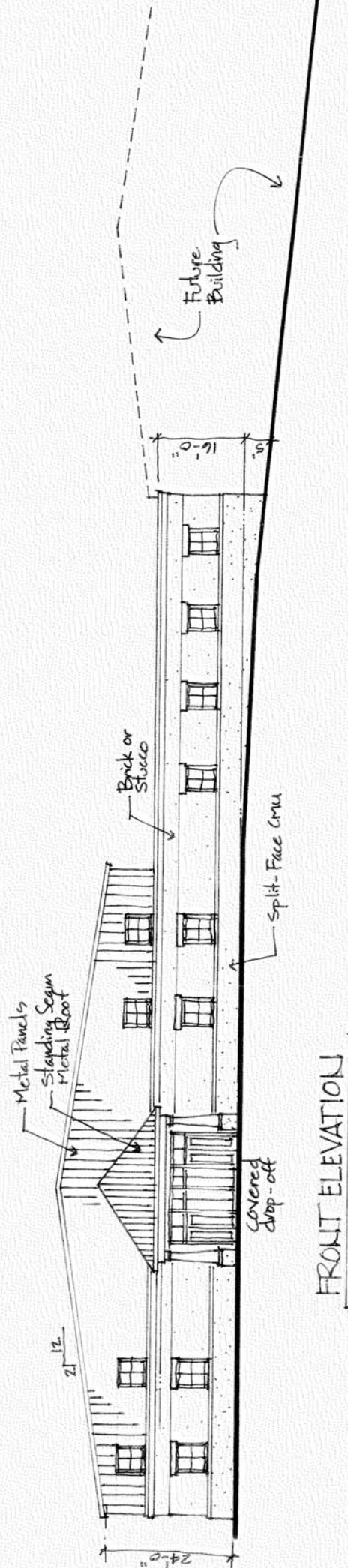
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FRONT ELEVATION

12-C-06-08

Future Building



12-14-06