



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

▶ **FILE #:** 1-F-07-UR

AGENDA ITEM #: 95

AGENDA DATE: 1/11/2007

▶ **APPLICANT:** BRIAN EWERS
OWNER(S): TEMPLE BAPTIST CHURCH

TAX ID NUMBER: 58 N D 1, 2 & 2.01
JURISDICTION: City Council District 5

▶ **LOCATION:** South side of Woodrow Dr., south end of Mount Pleasant Rd.

▶ **APPX. SIZE OF TRACT:** 4.074 acres

SECTOR PLAN: North City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Woodrow Dr., a local street with an 18' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Church and residence

▶ **PROPOSED USE:** New sanctuary for an existing church

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:
North: Residences / R-1 (Low Density Residential)
South: Residences / R-1 (Low Density Residential)
East: Residences and cemetery / R-1 (Low Density Residential)
West: Residences / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The existing church is located in an established residential neighborhood and is adjacent to Lynnhurst Cemetery that covers over 70 acres.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a new church sanctuary in the R-1 zoning district as shown on the development plan, subject to the following 6 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. Meeting all requirements of the Knoxville Fire Marshall's Office.
5. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
6. Any future development/uses related to the church, not address by this application, will require a new use on review application.

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

COMMENTS:

The applicant is proposing to construct a new sanctuary for the existing church (Temple Baptist Church) located on the south side of Woodrow Dr. at the south end of Mount Pleasant Rd. The site is zoned R-1 (Low Density Residential). The new sanctuary will have 14,048 square feet on the ground level with an additional 3,805 square feet on the upper level for a total building area of 17,853 square feet. The second floor area includes classrooms and office space. The total parking required for the site is 175 spaces. With the revised parking layout, 177 spaces will be provided. The revised parking lot will comply with the Knoxville Zoning Ordinance.

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

1. Public utilities are available to serve the new development.
2. Woodrow Dr. should have adequate capacity to handle the additional traffic from the new sanctuary and the two proposed entrances have adequate sight distance in both directions.
3. The proposal will have no impact on schools.

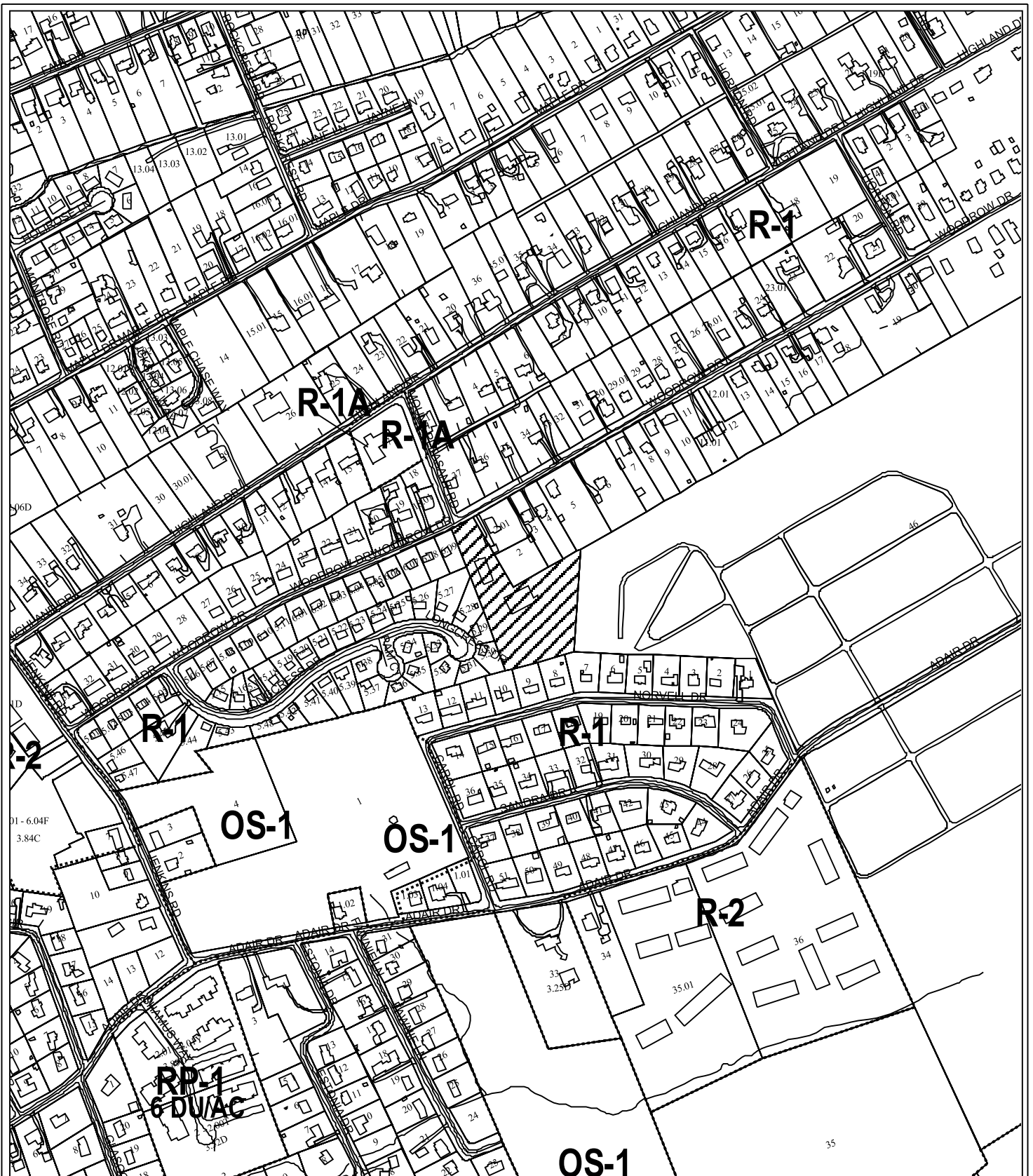
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal meets all relevant requirements of the R-1 zoning district and a use on review.
2. The proposed new sanctuary 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North City Sector Plan proposes low density residential uses for this area. The Knoxville Zoning Ordinance allows consideration of churches within a residential neighborhood.
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.



1-F-07-UR
USE ON REVIEW



New Sanctuary for an Existing Church in R-1 (Low Density Residential)

Original Print Date: 12/29/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Brian Ewers

Map No: 58

Jurisdiction: City





NO. OF SHEETS	1
TOTAL NO. OF SHEETS	1
DATE	11/17/06
PROJECT NO.	06-001
PROJECT NAME	TEMPLE BAPTIST CHURCH
CLIENT	TEMPLE BAPTIST CHURCH
ADDRESS	14296 WOODBROW DRIVE, KNOXVILLE, TN 37921
DATE	11/17/06
BY	[Signature]
CHECKED BY	[Signature]
APPROVED BY	[Signature]

TEMPLE BAPTIST CHURCH
A NEW SANCTUARY FOR
KNOXVILLE, Tennessee
LAYOUT & LANDSCAPING PLAN

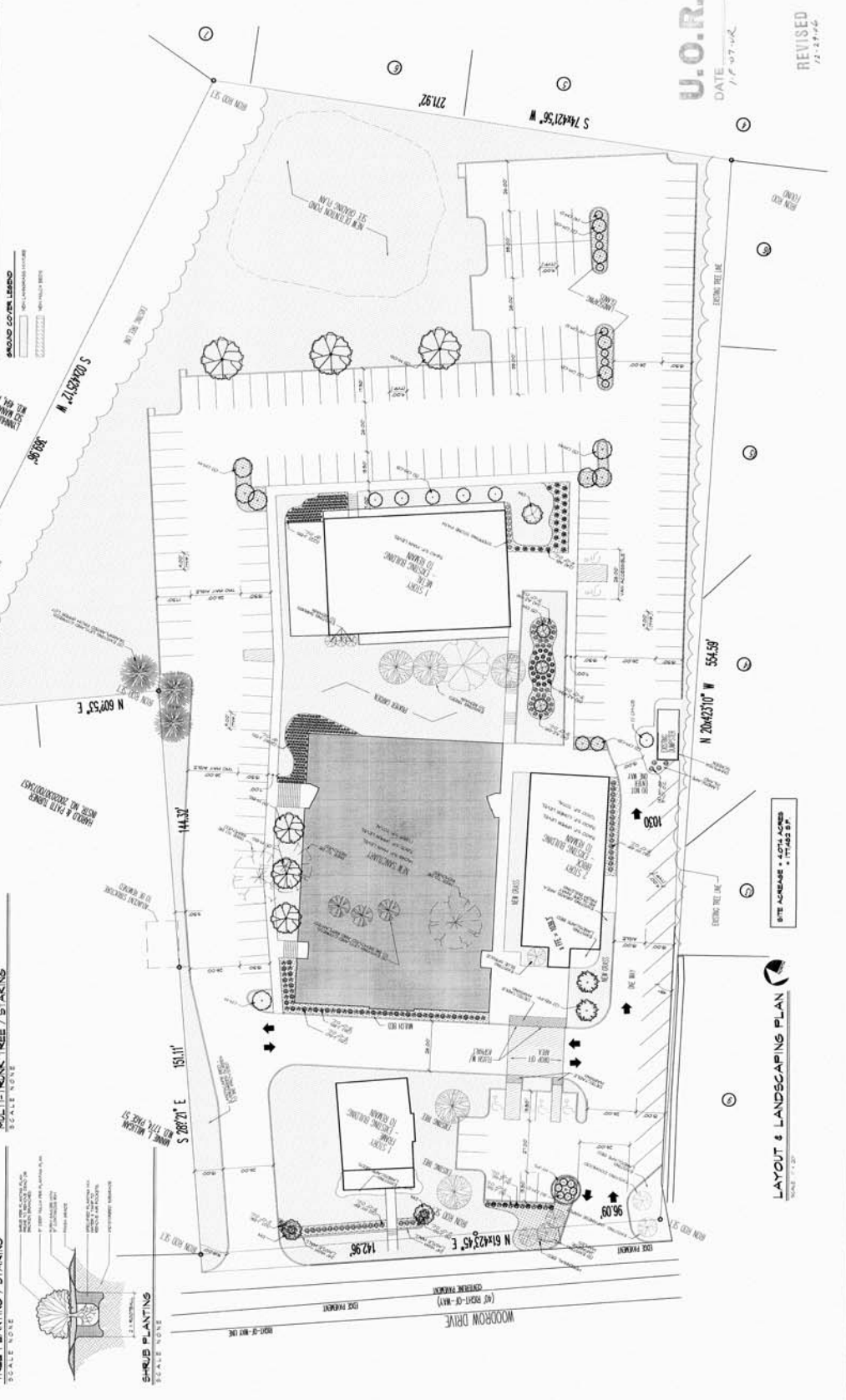
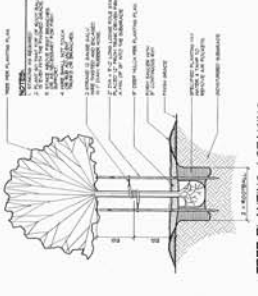
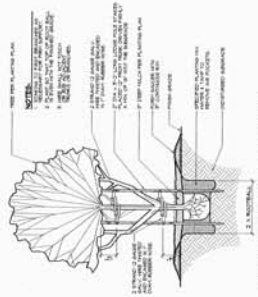
U.O.R.
DATE 11/17/06
REVISIONS

REVISIONS
NO. DESCRIPTION
DATE

L-101

PLANT LIST - TREES AND SHRUBS	PLANT LIST - SEEDING MIXTURES
1. 1" CALIBER, 10' TALL, 10" DBH, 10' SPREAD, 10' SPREAD	1. 1" CALIBER, 10' TALL, 10" DBH, 10' SPREAD, 10' SPREAD
2. 1" CALIBER, 10' TALL, 10" DBH, 10' SPREAD, 10' SPREAD	2. 1" CALIBER, 10' TALL, 10" DBH, 10' SPREAD, 10' SPREAD
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PARKING COUNTY REQUIREMENTS:
 ONE PARKING SPACE PER 25 SF. USEABLE - PROVIDED IF IMPERVIOUS ACCESS TO THE GARAGE - IF PARKING SPACES REQUIRED PROVIDED - IF PARKING SPACES IS ACCESSIBLE SPACES PROVIDED.

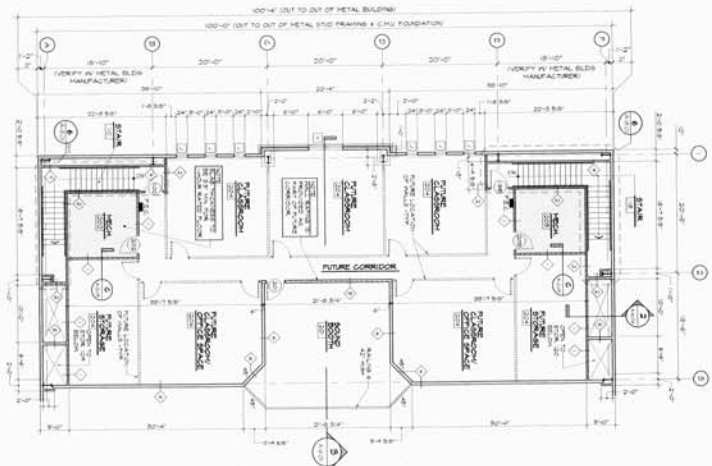


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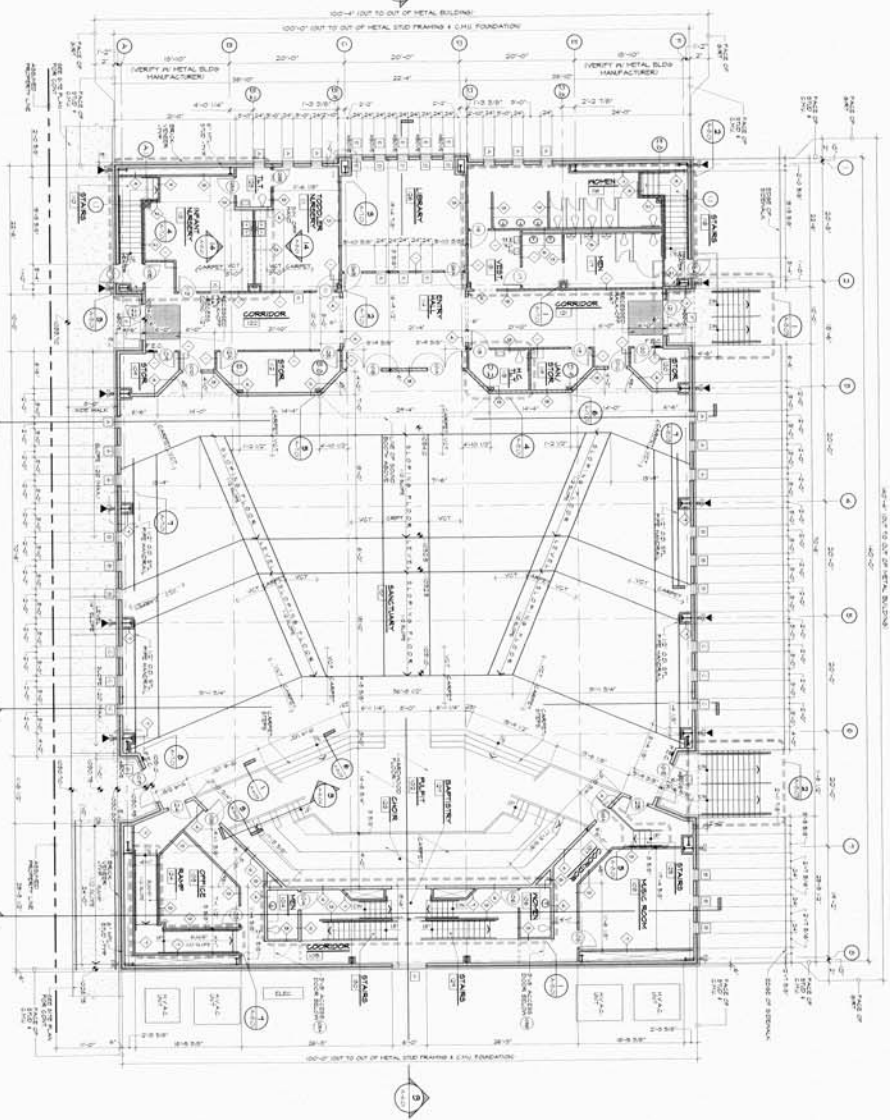
WOODBROW DRIVE
GREEN PAVEMENT
DOD PAVEMENT

14296
14296
14296

3 UPPER LEVEL FLOOR PLAN



1 FLOOR PLAN



- NOTES:
- 1. SEE SHEET A-2.01 FOR EXISTING CONDITIONS
 - 2. EXISTING WALLS
 - 3. NEW WALLS
 - 4. EXISTING DOORS
 - 5. NEW DOORS
 - 6. EXISTING WINDOWS
 - 7. NEW WINDOWS
 - 8. EXISTING STAIRS
 - 9. NEW STAIRS
 - 10. EXISTING ELEVATORS
 - 11. NEW ELEVATORS
 - 12. EXISTING MECHANICAL
 - 13. NEW MECHANICAL
 - 14. EXISTING ELECTRICAL
 - 15. NEW ELECTRICAL
 - 16. EXISTING PIPING
 - 17. NEW PIPING
 - 18. EXISTING ROOF
 - 19. NEW ROOF
 - 20. EXISTING FLOOR
 - 21. NEW FLOOR
 - 22. EXISTING CEILING
 - 23. NEW CEILING
 - 24. EXISTING PAINT
 - 25. NEW PAINT
 - 26. EXISTING FINISH
 - 27. NEW FINISH

NO.	DATE	DESCRIPTION
1	09/11/07	ISSUED FOR PERMIT
2	09/11/07	ISSUED FOR CONSTRUCTION
3	09/11/07	ISSUED FOR RECORD

DATE: 09/11/07
 U.O.R.
 1/F-07-02

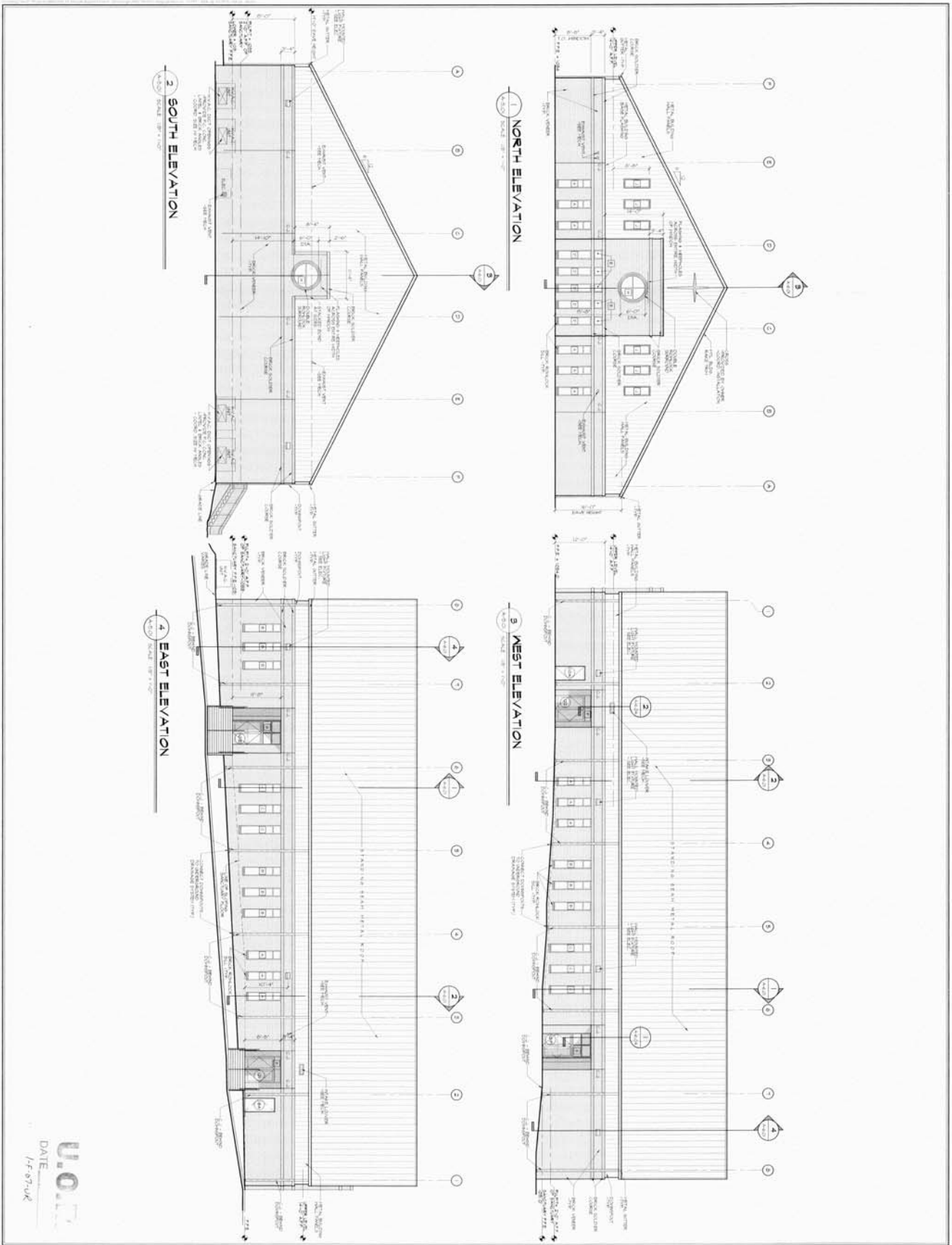
A-2.01

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A NEW SANCTUARY FOR:
TEMPLE BAPTIST CHURCH
 KNOXVILLE, TENNESSEE

FLOOR PLAN & UPPER LEVEL FLOOR PLAN

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 Fax: (954) 561-1112
 www.dollarewers.com



A NEW SANCTUARY FOR:
TEMPLE BAPTIST CHURCH
 KNOXVILLE, TENNESSEE

EXTERIOR ELEVATIONS

DATE: 1/4/07
 U.O.L.

SEPTEMBER 13, 2007
 2011B

Architectural, Inc.
Dollar & Ewers