

▶ **FILE #:** 4-E-08-UR

**AGENDA ITEM #:** 60

**AGENDA DATE:** 4/10/2008

▶ **APPLICANT:** **LOVELAND BAPTIST CHURCH**

OWNER(S): LOVELAND BAPTIST CHURCH

TAX ID NUMBER: 71 A F 005

JURISDICTION: City Council District 4

▶ **LOCATION:** **Southeast side of Spring Hill Rd., south of Sinclair Dr.**

▶ **APPX. SIZE OF TRACT:** **3.62 acres**

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Spring Hill Rd., a collector street with a pavement width of 20' within a 40' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

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

▶ **EXISTING LAND USE:** **Church**

▶ **PROPOSED USE:** **Church expansion**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / R-1 residential

South: Light industrial uses / I-3 & I-4 industrial

East: Detached dwellings / R-1 residential

West: Vacated concrete plant / I-4 industrial

NEIGHBORHOOD CONTEXT: Property in the area is zoned I-3 and I-4 industrial and R-1 residential. Development in the area consists of trucking related industrial uses and detached dwellings.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for the proposed church expansion as shown on the development plan subject to 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. Providing sufficient parking to meet the requirements of the Knoxville Zoning Ordinance.
5. Meeting all applicable requirements of the City of Knoxville Fire Marshall.
6. 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 district and the other criteria for a use on review.

**COMMENTS:**

Loveland Baptist Church has been located on this site for many years without ever having had MPC's approval through the use on review process. In order to expand, the church is requesting approval of a use on review for the church and the proposed expansion to the existing facility. They have purchased additional property and are now proposing to construct a new sanctuary and gymnasium on the site. The existing building on the site will maintained and used for other church related activities.

In order to construct this facility, a variance from the required parking standards will have to be granted by the Knoxville board of Zoning Appeals. Parking is required to meet the greater of one parking space per 25 square feet of usable floor area of the auditorium or one parking space per three seats, whichever is greater. Based on the square footage method, the church will be 47 spaces short of meeting the requirements. They do meet the parking requirement based on the sanctuary seating capacity.

**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. Spring Hill Rd. is classified as a collector street. Any additional traffic that will be generated by this expansion can be handled without any negative impact on the area.
3. Public water and sewer utilities are available to serve the development.

**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 zoning district and the requirements for a use on review.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

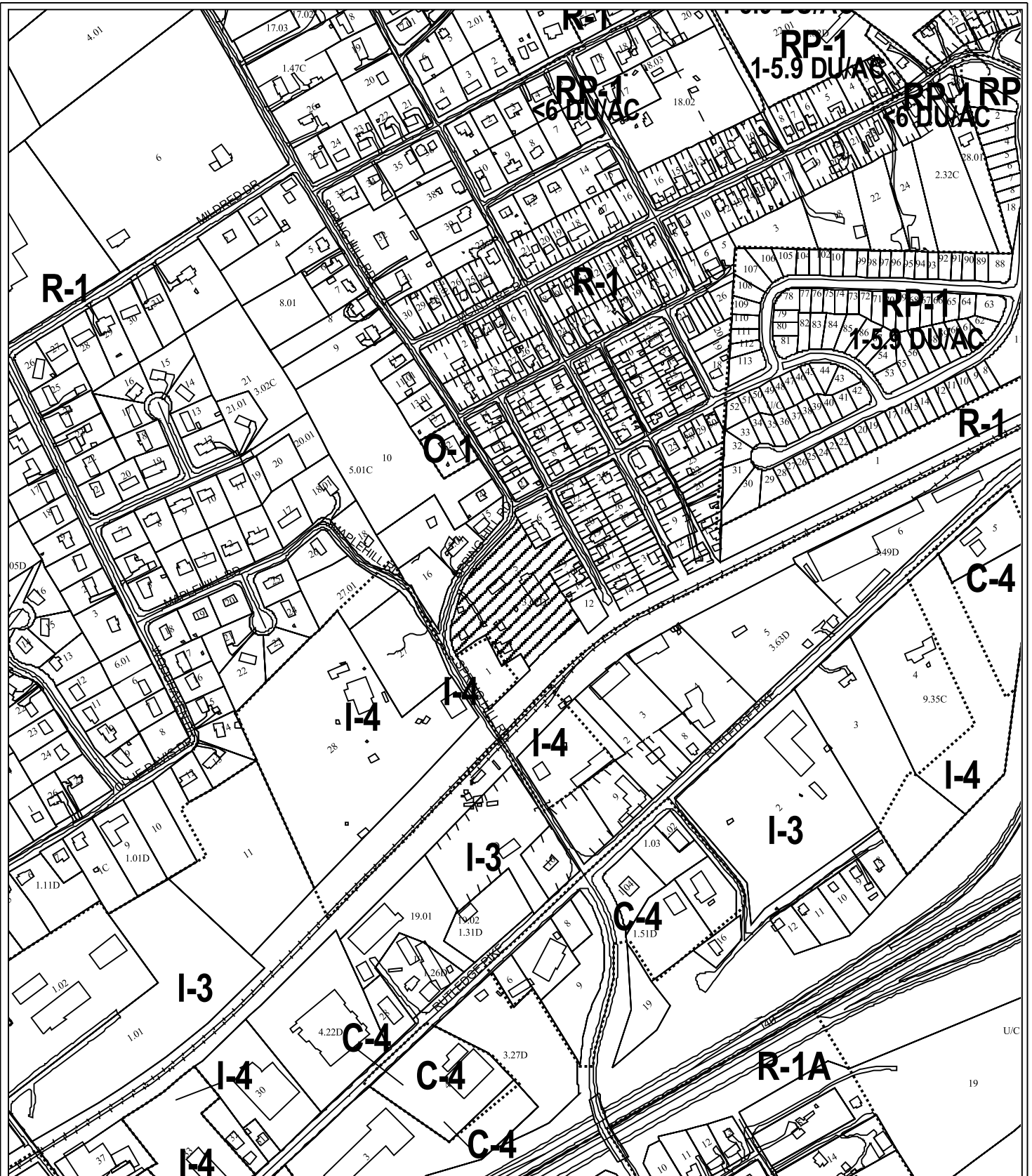
1. The East City Sector Plan proposes low density uses for this site. Approval of a church at this location would be consistent with the policies of the sector plan as they relate to the location of churches.

**ESTIMATED TRAFFIC IMPACT 240 (average daily vehicle trips)**

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

**ESTIMATED STUDENT YIELD:** Not applicable.

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.



4-E-08-UR  
 USE ON REVIEW



Church expansion in R-1 (Low Density Residential)

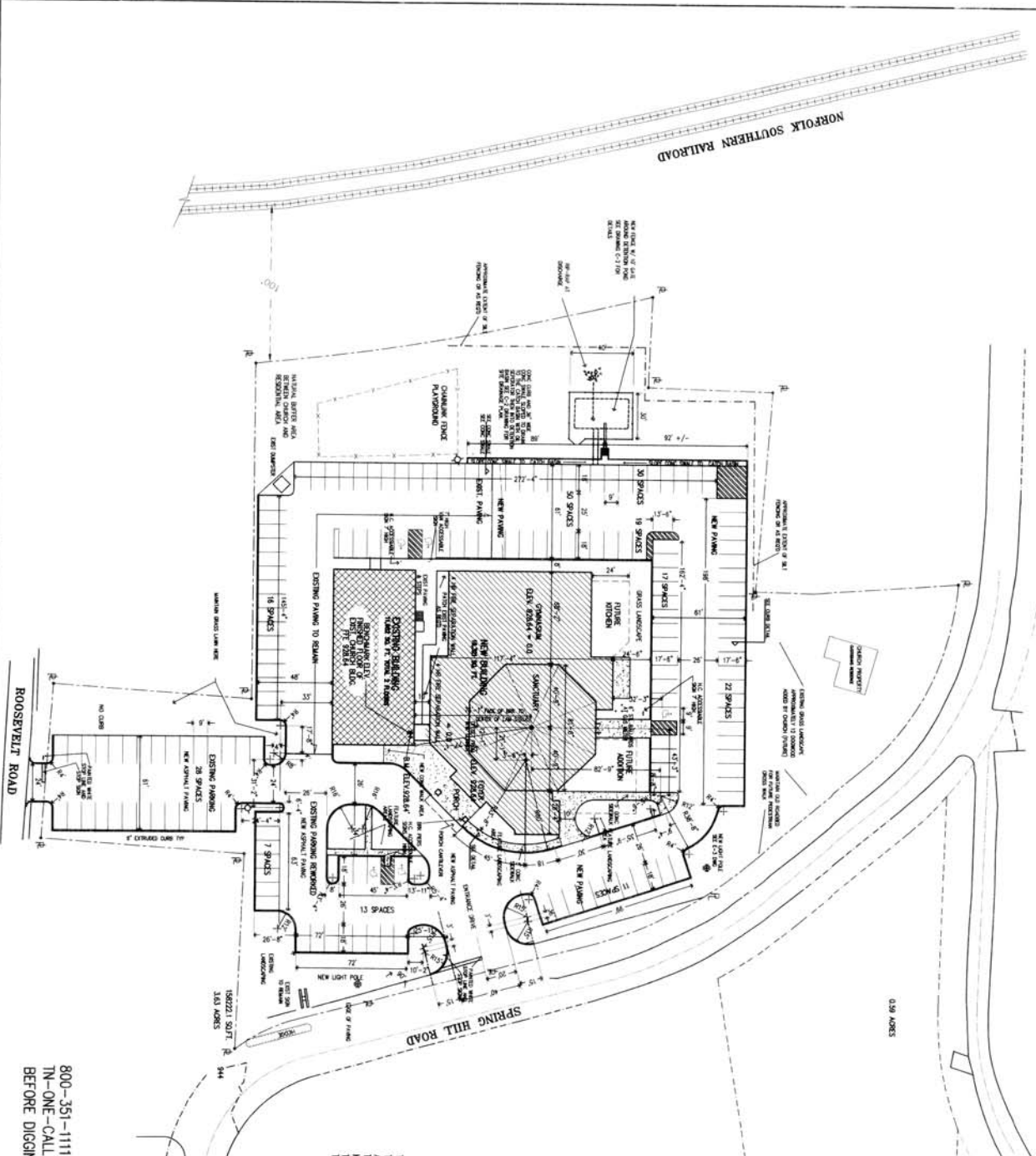
Original Print Date: 03/27/08 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Loveland Baptist Church

Map No: 71

Jurisdiction: City





800-351-1111  
 TN-ONE-CALL  
 BEFORE DIGGING



SITE LAYOUT PLAN  
 1" = 30' - 0"

VICINITY PLAN  
 SEE SHEET C-4

*Handwritten:* 4-E-08-18  
 4/2/08

**LANDSCAPING**  
 THE EXISTING LANDSCAPED AREAS WILL BE MAINTAINED AND THE NEW FEATURE LANDSCAPE AREAS CREATED WILL BE AS THE EXISTING LANDSCAPE AREAS WITH SCATTERED TREES THAT ARE MAINTAINED AND PENETRATED BY CONSTRUCTION THE LANDSCAPE PORTION OF THIS PROJECT WILL BE PERFORMED BY THE OWNER AS WILL THE MAINTENANCE OF THE EXISTING LANDSCAPING.

**PARKING REQUIREMENTS**  
 IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING REGULATIONS, THE MINIMUM REQUIREMENTS FOR 3 SEATS IN MOTORBIKE OR 1 VEHICLE PER EACH 25 SQ FT WHICH EVEN IS GREATER 3,256 SQ. FT. / 25 = 210 PARKING PER SQ. FT. RULE 650 L. FT. OF FEW SEATING / 1.5' (18" EA) = 440 SEATS + 48 CHORSE SEATS FOR A TOTAL OF 488 SEATS MAXIMUM 488 SEATING / 3 = 163 VEHICLE PARKING REQUIRED 163 VEHICLE PARKING SPACES AND 1 VAN HANDICAP SPACE REQUIRED AND INCLUDED IN THE TOTAL OF 163

**SITE DATA**  
 MAIN CHURCH PROPERTY SOUTH OF SPRING HILL ROAD 1.63 ACRES - SEE DRAWING C-4 FOR THE SURVEYED PLAT WHICH RESERVADED SEVERAL PROPERTIES OWNED BY LOVELAND BAPTIST CHURCH OWNED INTO 1 PARCEL.

C-1  
 DATE: 02/25/07

**LOVELAND BAPTIST CHURCH**  
 1340 SPRING HILL ROAD  
 KNOXVILLE, TN.

**ROBERT DAY ARCHITECT**  
 P.O. BOX 586  
 KINGSTON, TN. 37763  
 865.376.1720

RD-A  
 TITLE: LAYOUT PLAN

