

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

▶ **FILE #:** 10-B-08-UR

AGENDA ITEM #: 63

AGENDA DATE: 10/9/2008

▶ **APPLICANT:** **CORNERSTONE CHURCH OF KNOXVILLE, INC.**

OWNER(S): CORNERSTONE CHURCH

TAX ID NUMBER: 144 030.05 & 030.09

JURISDICTION: County Commission District 5

▶ **LOCATION:** **Northeast side of Heritage Lake Blvd., southeast of Lake Heritage Way**

▶ **APPX. SIZE OF TRACT:** **14.72 acres**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Heritage Lake Bv., a local street with 20' wide boulevard sections within an 80' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **ZONING:** **PR (Planned Residential)**

▶ **EXISTING LAND USE:** **Church**

▶ **PROPOSED USE:** **Parking expansion for existing church**

HISTORY OF ZONING: The initial development plan for the church was approved by MPC in December of 2003 (12-L-03-UR)

SURROUNDING LAND USE AND ZONING:
 North: Apartments / PR residential
 South: Vacant (approved for an assisted living facility) / PR residential
 East: Interstate I-140 / PR residential
 West: Detached dwellings / PR residential

NEIGHBORHOOD CONTEXT: This site is part of the Heritage Lake development. At present the development contains over 200 apartments, detached dwellings and a convenience store. Development of the remainder of the site is expected to contain an assisted living facility.

STAFF RECOMMENDATION:

▶ **APPROVE the request for the church parking expansion as shown on the development plan subject to 4 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the State of Tennessee Scenic Highway Act.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

COMMENTS:

The development plan for the church was approved in 2003. They are now proposing to expand their parking lot at this location. The church site contains over twenty acres. Even with the parking expansion a majority of the site will remain undeveloped.

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

1. The proposed expanded parking lot will have minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial or residential uses.

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

1. The proposed parking expansion 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 plan meets all requirements of the Zoning Ordinance.

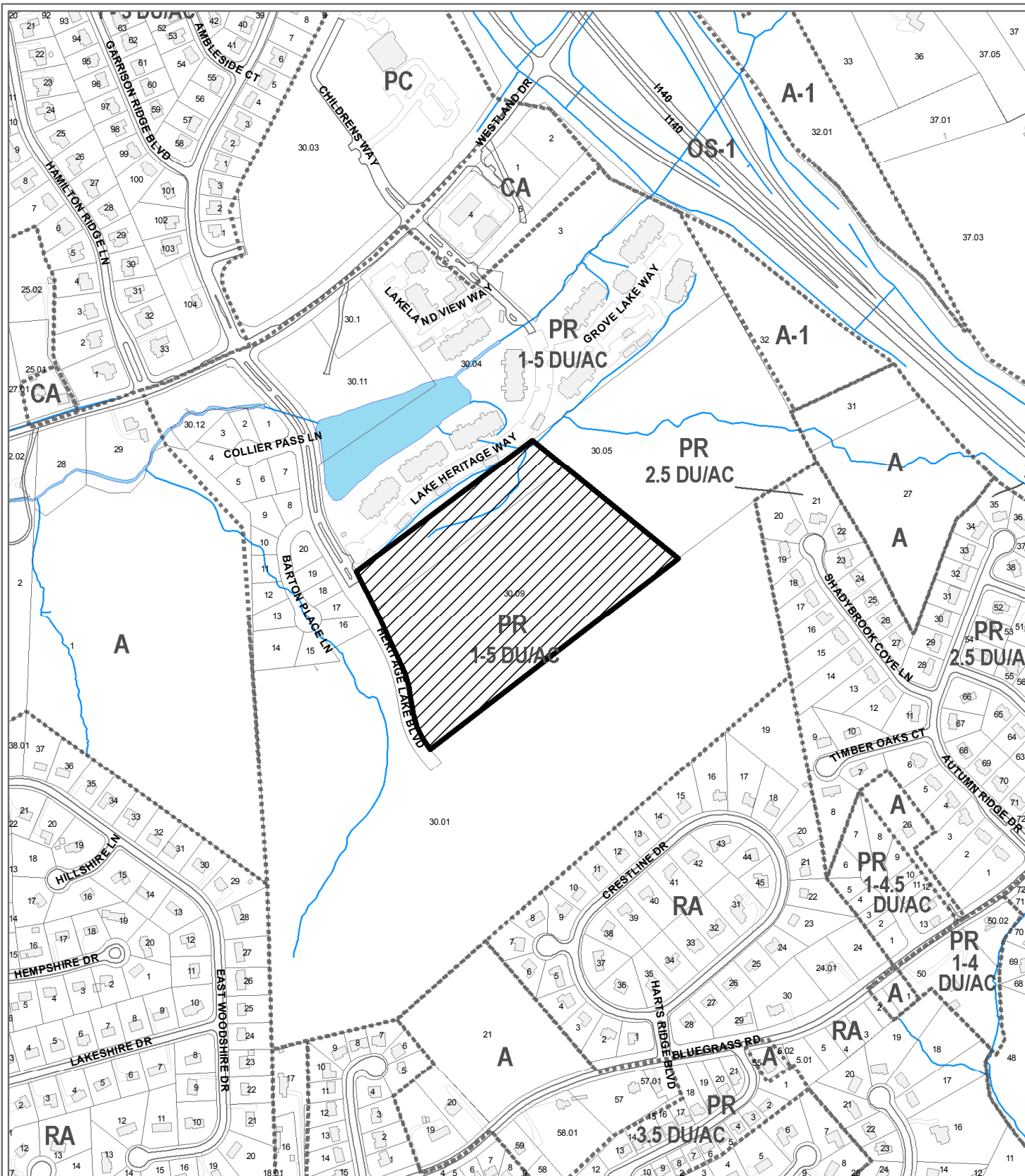
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knox County Southwest Sector Plan which proposes residential uses for this area.

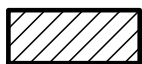
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**10-B-08-UR
USE ON REVIEW**



Parking expansion for existing church in PR (Planned Residential)

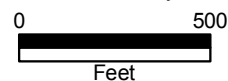
Original Print Date: 9/18/2008
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Cornerstone Church of Knoxville, Inc.

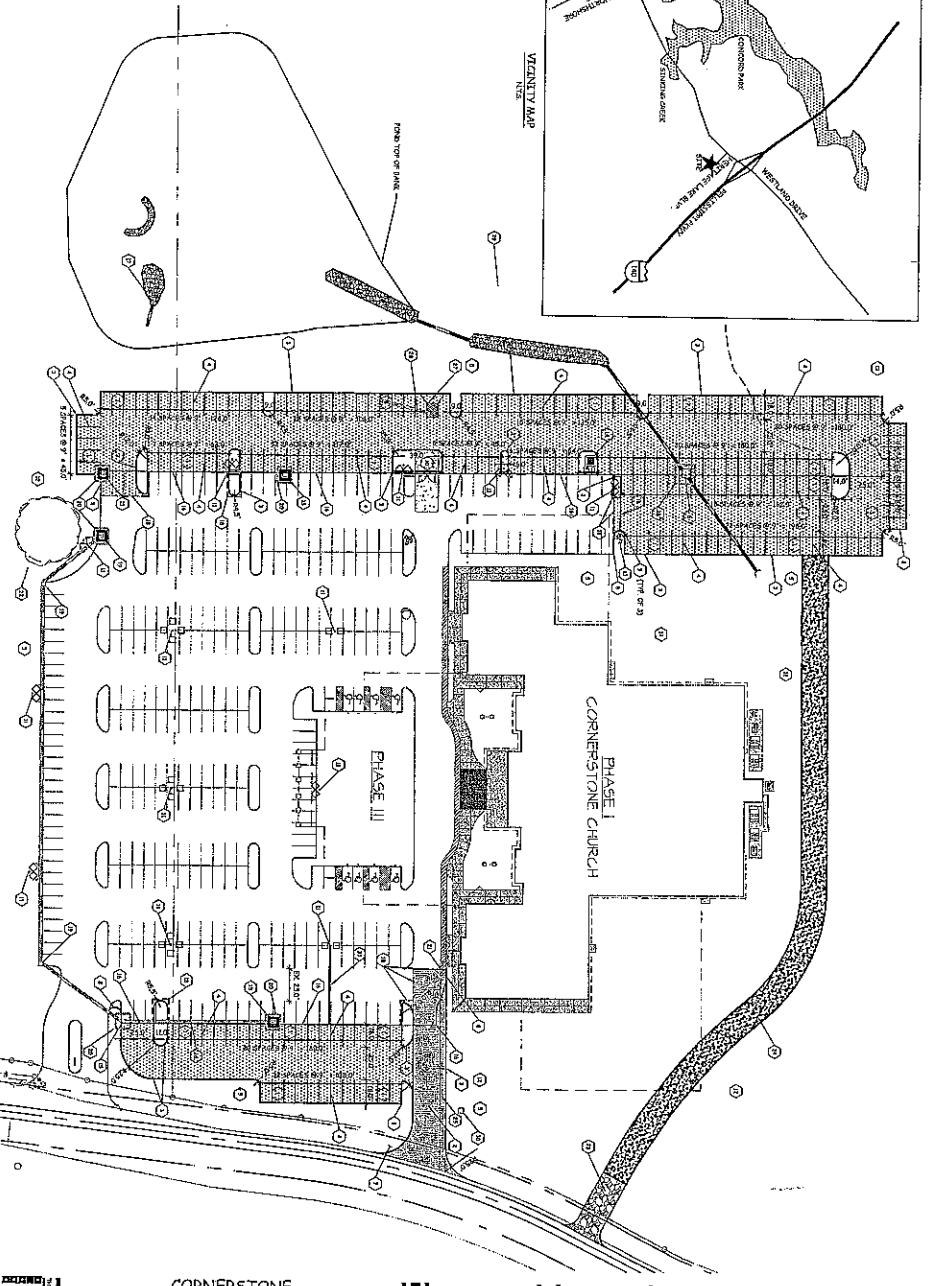
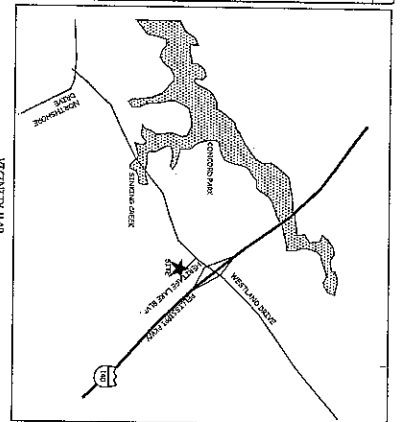
Map No: 144

Jurisdiction: County



SITE ERECTION NOTES

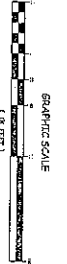
- 1) LIGHTLY UNDERPAVEMENT SEE SECTION 01050
- 2) FILLING EXISTING PAVED DRIVE
- 3) HEAVY DUTY ASPHALT PAVEMENT REFER TO SECTION 01050
- 4) 2" SAND COARSE 1.5" TOP COARSE
- 5) 4" VIBRATED STRENGTH BED TO BE WELDED
- 6) UNDERPAVEMENT AREA, UNDER EXISTING DRIVE TO BE CONCRETE TO 50% DEPTH OF EXISTING DRIVE
- 7) NEW DRIVE LAYOUT WITH 18" COMPACTED FILL UNDER DRIVE
- 8) NEW DRIVE TO BE 18" DEEP TO 18" WIDE
- 9) NEW DRIVE TO BE 18" DEEP TO 18" WIDE
- 10) NEW DRIVE TO BE 18" DEEP TO 18" WIDE
- 11) NEW DRIVE TO BE 18" DEEP TO 18" WIDE
- 12) EXISTING TRUCK TRAILER BARRICADE TO BE REMOVED
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- 100) EXISTING TRUCK TRAILER BARRICADE TO BE REMOVED



ELM TREE PROTECTION
THE PROTECTION - SEE DETAIL 01200

CONTRACT INFORMATION
AGENCY: ELK COUNTY
PROJECT: ELK COUNTY COURTHOUSE
DATE: 08/08/08

GENERAL NOTES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ELK COUNTY ENGINEER AND THE ELK COUNTY BOARD OF SUPERVISORS.
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INDEX OF DRAWINGS

011	SITE PLAN
012	SITE DETAIL SHEET
021	GRADING AND EROSION CONTROL PLAN
022	GRADING AND EROSION CONTROL DETAIL SHEET
031	SITE DRAINAGE PLAN
032	SITE DRAINAGE DETAIL SHEET
041	ELECTRICAL UTILITY PLAN
051	ELECTRICAL UTILITY DETAIL SHEET
052	SITE PLAN-ELECTRICAL
053	SITE PLAN-PICTOMETRIC

SITE PLAN
SHEET 1 OF 2

DATE: 08/08/08

DESIGNED BY: RLT

DRAWN BY: GSP

CHECKED BY: GSP

PROJECT NO.: 080803

10-B-08-WP 9/1/08

CORNERSTONE CHURCH ADDITIONAL PARKING

299 N. WELLSBORO RD.
BURLINGTON, VT 05401
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FAX: 845 584 5134
WWW: 1.800.255.5134

MBI
Michael Brady Inc.