



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

▶ **FILE #:** 1-E-09-UR

AGENDA ITEM #: 53

AGENDA DATE: 1/8/2009

▶ **APPLICANT:** MIDDLEBROOK PIKE UNITED METHODIST CHURCH
OWNER(S): STAN ATKINS MIDDLEBROOK PIKE METHODIST CHURCH

TAX ID NUMBER: 106 N A 027.01

JURISDICTION: City Council District 2

▶ **LOCATION:** South side of Middlebrook Pike, east side of Vanosdale Rd.

▶ **APPX. SIZE OF TRACT:** 6.32 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Middlebrook Pike, a four lane, median divided major arterial street.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Church parking expansion

HISTORY OF ZONING: The property was rezoned from R-1E to R-1 in November of 2008 (10-B-08-RZ/10-B-08-PA)

SURROUNDING LAND USE AND ZONING: North: Middlebrook Pike & residences / R-1A & R-1 (Low Density Residential)

South: Residences / R-1E (Low Density Exclusive Residential)

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

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

NEIGHBORHOOD CONTEXT: This lot was purchased by the existing church and is part of the West Hill neighborhood that has developed under R-1 And R-1E residential zones.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for an expanded church parking lot, subject to the following 9 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 Dept.
4. Obtaining an entrance permit from the Tennessee Dept. of Transportation.
5. Providing and maintaining a 35' landscaped buffer along the southern property line between the proposed overflow parking and the established neighborhood.

6. In addition to the 35' landscaped buffer, planting 6' tall Leyland cypress trees 10' apart along the parking lot and existing tree line to the south of the site.
7. All landscaping shall be installed as shown on the approved site plan within 6 months from the date the parking lots is paved.
8. All lighting shall be directed away from the properties to the south of the site.
9. Meeting all requirements of the City of Knoxville Fire Department.

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

COMMENTS:

The applicant is proposing to provide overflow parking for the existing Middlebrook Pike United Methodist Church. The additional 91 parking spaces are to be located on the eastern side of the Church's property. The proposed parking area backs up to an established residential neighborhood. In order to reduce the visual impact on adjoining residences, the applicant has agreed to preserve the existing tree-line along the southern property line, provide additional evergreens between the overflow parking and adjacent residences, and not install any lighting within the new parking area.

The proposed parking lot expansion will access Middlebrook Pike. The applicant will be required to obtain an entrance permit from the Tenn. Dept. of Transportation with regards to the new access onto Middlebrook Pike. 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.

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. Middlebrook Pike can handle additional traffic. There is 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 major 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 overflow parking 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. With the proposed landscaped buffer, the additional parking will not significantly injure the value of adjacent property.
2. The proposal meets all relevant requirements of the R-1 zoning district and a use on review.

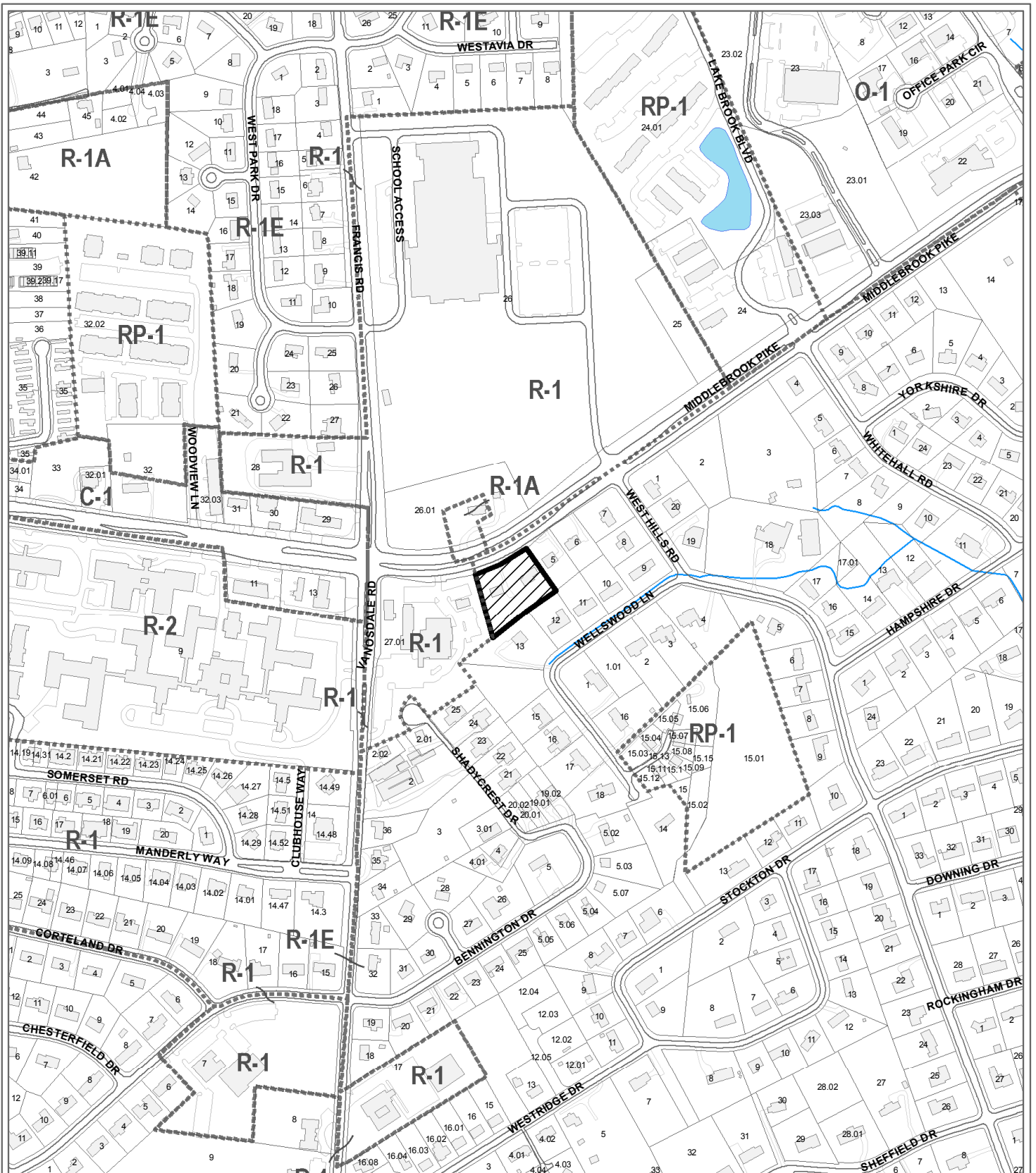
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest City Sector Plan and One Year Plan propose low density residential uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

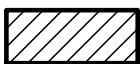
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the 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-E-09-UR
USE ON REVIEW**

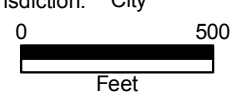


Church parking expansion in R-1 (Low Density Residential) / R-1E (Low Density Exclusive Residential)

Original Print Date: 12/23/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Middlebrook Pike United Methodist

Map No: 106
Jurisdiction: City





LEGEND

- PROPOSED LIGHT DUTY ASPH. / PAVEMENT
- EXIST. R.O.B.
- NUMBER OF STANDARD PARKING SPACES
- HORIZONTAL CONTROL POINT
- EXIST. STORM
- EXIST. SEWER
- EXIST. WATER
- EXIST. G GAS LINE
- EXIST. FENCE
- OPEN AND UTILITY LINES
- UNDERGROUND TELEPHONE
- EXIST. TOWER POLE
- EXIST. G GAS VALVE
- EXIST. G GAS METER
- EXIST. G WATER VALVE
- EXIST. G WATER METER
- EXIST. G CATCH BASIN
- EXIST. G SANITARY CLEAN OUT
- EXIST. G SANITARY MANHOLE
- ANCHOR WIRE
- EXIST. F GRANT
- SON
- SANITARY MANHOLE
- EXIST. G TREE

DATE: 12/22/08

PROJECT: MIDDLEBROOK PIKE PARK UNIT D, METHODIST CHURCH

PREPARED BY: Cannon Cannon, Inc.

1000 N. STATE AVENUE (AND 101)

SCALE: 1" = 20'

CONTOURS HAVE BEEN DETERMINED BY A FACTOR OF 1:00'

REVISIONS:

NO. DATE

1. 12/22/08

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PARKING SUMMARY

TOTAL PROPOSED SPACES: 105

LESS EXISTING SPACES LOST: 12

NET GAIN: 93

NOTES

1. REFER TO THE CITY OF INDIANAPOLIS PERMITS BUREAU FOR ALL NECESSARY PERMITS.
2. EXISTING (SHARDED) TREES TO REMAIN UNDISTURBED.
3. EXISTING (UNSHARDED) TREES TO BE REMOVED.
4. LIGHT DUTY ASPHALT PARKING (TYP.).
5. CLEANED CURB (TYP.).
6. RELOCATE GUY WIRE TO ACCOMMODATE NEW CONDUIT TO VALVE (CONSULT TO A/E/S APPROVAL).
7. RELOCATE GUY WIRE TO ACCOMMODATE NEW CONDUIT TO VALVE (CONSULT TO A/E/S APPROVAL).
8. STORM PARKING TO ACCOMMODATE SOME ASSE.

LANDSCAPING & FENCING

1. LANDSCAPE PLAN SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL.
2. EXISTING TREES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION.
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DRAINAGE & EROSION CONTROL

1. DRAINAGE FROM OVERFLOW PARKING AREA TO BE DIRECTED TO EXISTING DRAINAGE FACILITIES.
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CERTIFICATION OF CONCRETE PLAN

I, the undersigned, being a duly licensed Professional Engineer in the State of Indiana, do hereby certify that the plan and accompanying specifications are in accordance with the provisions of the Indiana-Indiana County Planning Commission Ordinance No. 12-111.

TERRY M. MARSHIA B. USULTON

EDWARD P. & MARGARET HOPPER

MICHAEL A. DUGHAN

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EAST LASHMEAT LANE

EAST WATER

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USE ON REVIEW

PRELIMINARY FOR REVIEW ONLY

DATE: JANUARY 14, 2009

PROJECT: MIDDLEBROOK PIKE UNIT D, METHODIST CHURCH

PREPARED BY: Cannon Cannon, Inc.

1000 N. STATE AVENUE (AND 101)

SCALE: 1" = 20'

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From: "Jason Hunt" <JHunt@cannon-cannon.com>
To: <kelley.schlitz@knoxmpc.org>
Date: 12/30/2008 10:16:30 AM
Subject: Middlebrook Pike United Methodist UOR

Kelley,

I spoke with Harold Cannon who is the project manager. He said that he met with the neighborhood committee in order to develop the notes that we are showing on the plans. The committee had agreed to site lighting for security reasons as long as it was directed away from the properties to the south. We can note that the landscape buffer will be a "visual buffer" with predominately Leyland cypress however; we are not comfortable stating the spacing of the trees until the landscape architect has done a design. The detention has been designed to decrease the runoff from the site to alleviate any existing flooding issues as well as reduce the runoff beyond the requirements of the city.

Hope this helps and answers your questions. We are aware that there will be quite a few questions at the meeting next week. Let me know if you need any more information.

Also, could you change the name of applicant on the agenda from "Jason Hunt" to "Middlebrook Pike United Methodist Church"?

Thanks again.

Jason R. Hunt, E.I.
jhunt@cannon-cannon.com <mailto:jhunt@cannon-cannon.com>