



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

▶ **FILE #:** 7-C-09-UR

AGENDA ITEM #: 46

AGENDA DATE: 7/9/2009

▶ **APPLICANT:** **FIRST BAPTIST CHURCH, CONCORD**

OWNER(S): WESTLAKE BAPTIST CHURCH

TAX ID NUMBER: 144 30.02

JURISDICTION: City Council District 2

▶ **LOCATION:** **Northwest side of Westland Dr., southwest side of Emory Church Rd.**

▶ **APPX. SIZE OF TRACT:** **0.785 acres**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Westland Dr., a collector street with a pavement width of 19' to 27' at this location and Emory Church Rd., a collector street with a pavement width of 15' to 17'.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **ZONING:** **RP-1 (Planned Residential)**

▶ **EXISTING LAND USE:** **Church**

▶ **PROPOSED USE:** **Temporary gravel parking lot for existing church**

HISTORY OF ZONING: The development plan for the present facility was approved in 1999

SURROUNDING LAND USE AND ZONING: North: Detached residences and vacant land / A agricultural

South: Detached and attached residential / A agricultural and PR residential

East: Church and detached residential / A agricultural and PR residential

West: I-140 Pellissippi Pkwy. / OS-1 open space

NEIGHBORHOOD CONTEXT: The site is located on the northeastern quadrant of the Westland Dr. interchange with Pellissippi Parkway. Adjoining the site on the east is another church. To the south residences are in place. Most recent development in the are consists of both single detached and single family attached dwellings. A 262 unit apartment development is located in the southwest quadrant of this interchange.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a temporary parking lot at the location shown on the development plan subject to 2 conditions**

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the RP-1 district and the

COMMENTS:

The applicants are proposing to construct a temporary parking lot at the existing Westlake Church. Since the proposed parking lot is not needed to meet their required number of parking spaces, it has been proposed to have a gravel surface. The City of Knoxville Engineering Dept. has stated that a gravel surface may not be permitted. They have suggested other surfacing materials that will maintain the permeability of the site. Additionally, the applicant may need to obtain variances from the Knoxville Board of Zoning Appeals from some of the design standards for a typical parking lot design. Since this is being constructed as "temporary" parking, staff will not object to the variances.

In 1999 MPC approved "phase one" of the church's development plan. It was understood at that time that additional phases would be submitted for use on review consideration in the future. The proposed temporary parking lot is going to be constructed where there will be a building located in the future if approved by MPC and the church expands according to their original conceptual plans.

Both Westland Dr. and Pellissippi Parkway are designated as scenic highways by the State of Tennessee. As such, there are construction limitations regarding the height of any proposed structures. This will not be an issue with the construction of the parking lot. However, any future plans brought before MPC for new or expanded structures must meet the requirements of the Tennessee Scenic Highway Act.

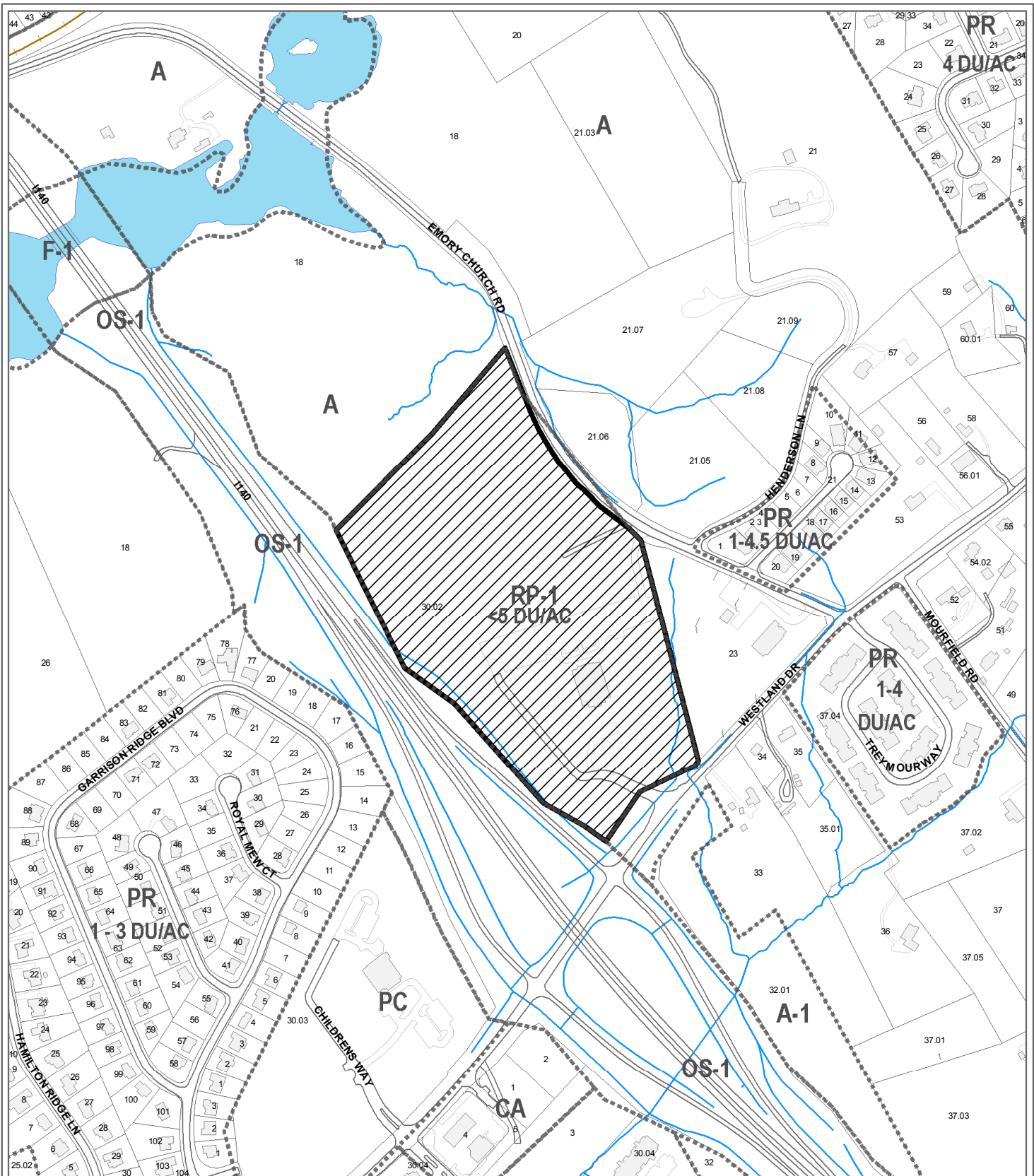
The site is well suited for the proposed use. Access will be provided from two collector streets. With the Pellissippi Parkway adjacent to the site, the church is able to draw from a large portion of the rapidly growing southwest portion of Knox County.

With the conditions noted, the request meets the requirements for approval in the PR Zone and the other criteria for approval of a Use on Review.

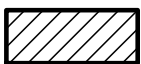
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**7-C-09-UR
USE ON REVIEW**



Temporary gravel parking lot for existing church in RP-1 (Planned Residential)

Original Print Date: 6/23/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: First Baptist Church, Concord

Map No: 144

Jurisdiction: City

