



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

▶ **FILE #:** 5-D-09-UR

AGENDA ITEM #: 61

AGENDA DATE: 5/14/2009

▶ **APPLICANT:** CANNON & CANNON, INC.

OWNER(S): CEDAR SPRINGS PRESBYTERIAN CHURCH

TAX ID NUMBER: 132 F A PART OF PARCEL 1

JURISDICTION: City and County Commission District 5 & Council 2

▶ **LOCATION:** South side of Kingston Pike, northwest side of Clearfield Rd. and north side of Brandon Rd.

▶ **APPX. SIZE OF TRACT:** 20.13 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban & Planned Growth Area

ACCESSIBILITY: Access is via Kingston Pike, a major arterial with a divided median street cross section.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** C-3 (General Commercial)/O-1 (Office, Medical & Related Services) & RA (Low Density Residential) and R-1 (Low Density Residential) Pending

▶ **EXISTING LAND USE:** Vacant land and residences

▶ **PROPOSED USE:** Church parking lot

HISTORY OF ZONING: See comment section.

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences / R-2 (General Residential) & A-1 (Agricultural)

South: Residences / RAE (Exclusive Residential)

East: Mixed commercial / O-1 (Office, Medical & Related Services) & C-3 (General Commercial)

West: Shopping center / C-3 (General Commercial) & SC (Shopping Center)

NEIGHBORHOOD CONTEXT: The site is located in area along Kingston Pike that includes a mix of low density residential and commercial uses.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for the expansion of the church parking lot, subject to the following 9 conditions:

1. Approval of the rezoning of the property fronting on Brandon Rd. and Clearfield Rd. to R-1 (Low Density Residential) & RA (Low Density Residential) by Knoxville City Council and Knox County Commission (4-C-09-RZ).
2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Obtaining all applicable permits from the Tennessee Department of Transportation for the proposed alteration of the median cut and access drive on Kingston Pike.
5. Obtaining all applicable variances from the Knoxville and Knox County Boards of Zoning Appeals for the design of the paved and vegetated parking lots.
6. Submitting a revised final landscape plan for the parking lot subject to Planning Commission Staff approval.
7. Installing all landscaping shown on the approved revised landscape plan within 6 months from the date the parking lots are paved (includes grass paving for overflow parking lot).
8. All lighting shall be directed away from the adjoining properties and streets.
9. Meeting all applicable requirements of the Knoxville and Knox County Zoning Ordinances.

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

COMMENTS:

The applicant is proposing a parking lot expansion for Cedar Springs Presbyterian Church which is located on the south side of Kingston Pike between S. Cedar Bluff Rd. and Clearfield Rd.

A portion of the property (property fronting on Brandon Rd. and Clearfield Rd.) that is included in this plan was recommended for rezoning by the Planning Commission on April 9, 2009 from R-1E (Low Density Exclusive Residential) & RAE (Exclusive Residential) to R-1 (Low Density Residential) & RA (Low Density Residential) (4 C-09-RZ). The Knoxville City Council voted on first reading to approve the rezoning to R-1 on May 5, 2009. Second reading is scheduled for May 19, 2009. The Knox County Commission will consider the RA rezoning request on May 26, 2009. Rezoning the properties to R-1 and RA allows the church to pursue use-on-review approval for the church parking lot on this property.

Under the proposed plan, the existing access drive from Kingston Pike that is located on the east side of the church will be relocated approximately 140' east of the present location. The proposed change also includes a relocation of the median opening on Kingston Pike. All of the access improvements are subject to approval from the Tennessee Department of Transportation.

With the new location for the access drive, a new paved parking lot with 33 spaces (includes 7 accessible spaces) will be located between the access drive and the church to the west. The property on the east side of the access drive will be the location of an overflow parking lot with 194 spaces. This overflow parking lot will be a pervious grass paved lot. The third proposed parking lot is located on the south side of the church between the building and Brandon Rd. This paved parking lot includes 121 spaces with approximately 73 of the spaces being located outside of the Knoxville City limits and subject to Knox County parking standards. This proposed parking area With the proposed parking lot expansion there will be a total of 850 parking spaces on the church property with 656 paved spaces and 194 as grass paving.

The applicant has submitted a landscape plan and lighting plan to show that the parking lot that is adjacent to Brandon Rd. will have minimal impact on the existing residential subdivision. There is no direct access from the proposed parking lots to Brandon Rd. or Clearfield Rd. The proposed stormwater detention area will be located south of the overflow parking lot on the west side of Clearfield Rd.

The applicant is requesting variances from the Knoxville and Knox County Zoning Ordinances regarding parking lot setbacks from residential streets and for the use of vegetated parking areas.

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

1. The property is located along Kingston Pike a major arterial street. The proposed alteration to the median cut and access drive on Kingston Pike is subject to approval by the Tennessee Department of Transportation
2. Public water and sewer utilities are available to serve the development.
3. The proposed landscape and lighting plans will reduce the impact on the adjacent residential properties.
4. The proposal will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES

1. With the recommended conditions, the proposed church parking facilities meet the requirements of the

Knoxville and Knox County Zoning Ordinances.

2. The proposed parking facilities are 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 landscaping, the additional parking will not significantly injure the value of adjacent property.

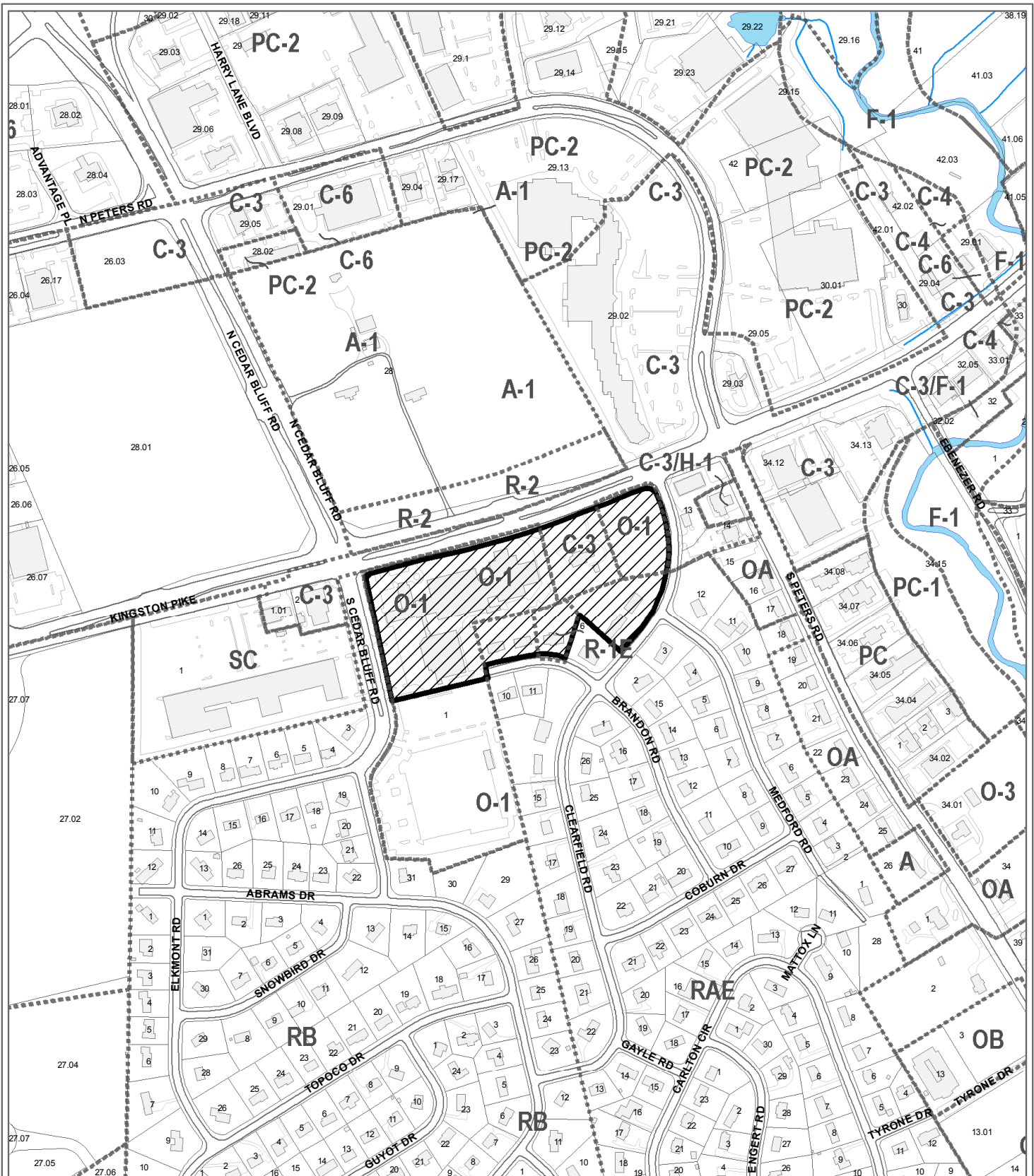
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and the Southwest County Sector Plan both propose low density residential uses for this site. Under the Zoning Ordinances church facilities are considered to be a compatible use in residential areas.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

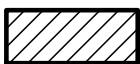
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the 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 City and County.



**5-D-09-UR
USE ON REVIEW**



Church parking lot in C-3 (General Commercial)/O-1 (Office, Medical & Related Services) & RA (Low Density Residential) and R-1 (Low Density Residential) Pending

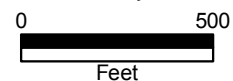
Original Print Date: 4/20/2009
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised: 5/4/2009

Petitioner: Cannon & Cannon, Inc.

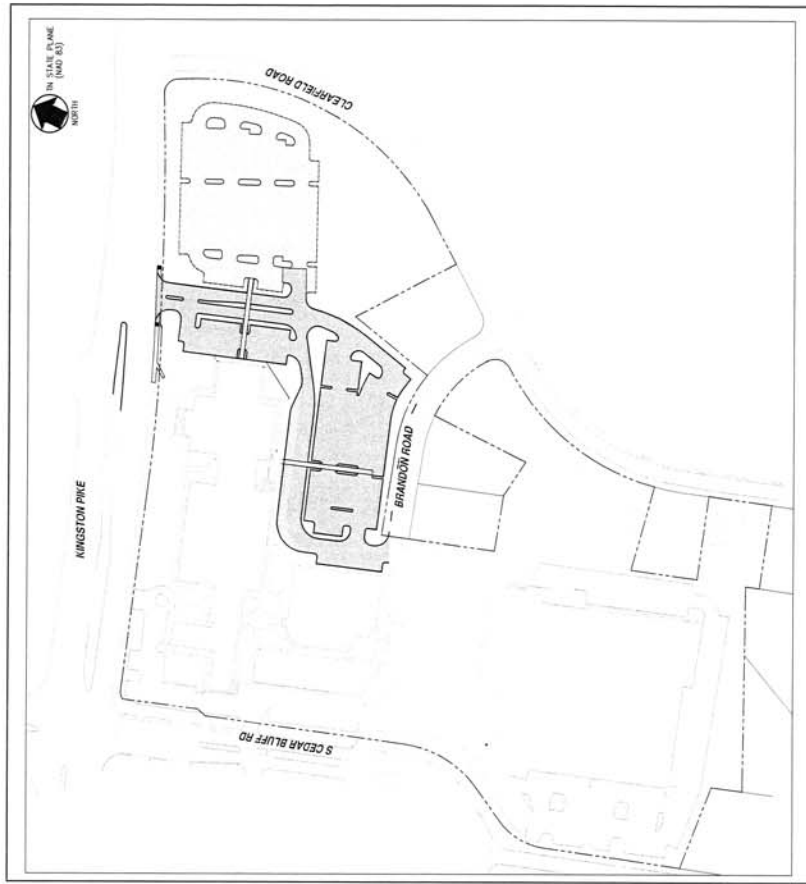
Map No: 132

Jurisdiction: City and County



CEDAR SPRINGS PRESBYTERIAN CHURCH

9132 KINGSTON PIKE KNOXVILLE, TN 37919



PROPERTY DATA	
ANXID. CO. C.L.T. MAP NO.	132
PARCEL NUMBERS	1-5, 7-9
ASSOCIATION	CITY OF KNOXVILLE CITY BLOCK #636
ZONING	C-3 COMMERCIAL, L-1 OFFICE, RA RESIDENTIAL DISTRICT
AREA	2013 AC. TOTAL / 4.02 AC. ENCUMBERED

- NOTES:
1. THE DTA SURVEY AND SURVEYING ENGINEERING SURVEY PROVIDED BY CANNON & CANNON, INC. IS DATED FEBRUARY 21, 2008.
 2. THE DTA SURVEY IS A REVISION TO THE DTA SURVEY DATED FEBRUARY 21, 2008.
 3. THE DTA SURVEY IS A REVISION TO THE DTA SURVEY DATED FEBRUARY 21, 2008.
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 9. THE DTA SURVEY IS A REVISION TO THE DTA SURVEY DATED FEBRUARY 21, 2008.



5-3-09-08
REVISED
4-19-07

DATE	4-19-07
BY	DAK
CHECKED	
APPROVED	

Cannon & Cannon, Inc.
 Consulting Engineers & Surveyors
 10000 Park Road, Suite 1000
 Knoxville, TN 37921
 Phone: 615-522-7777
 Fax: 615-522-7777

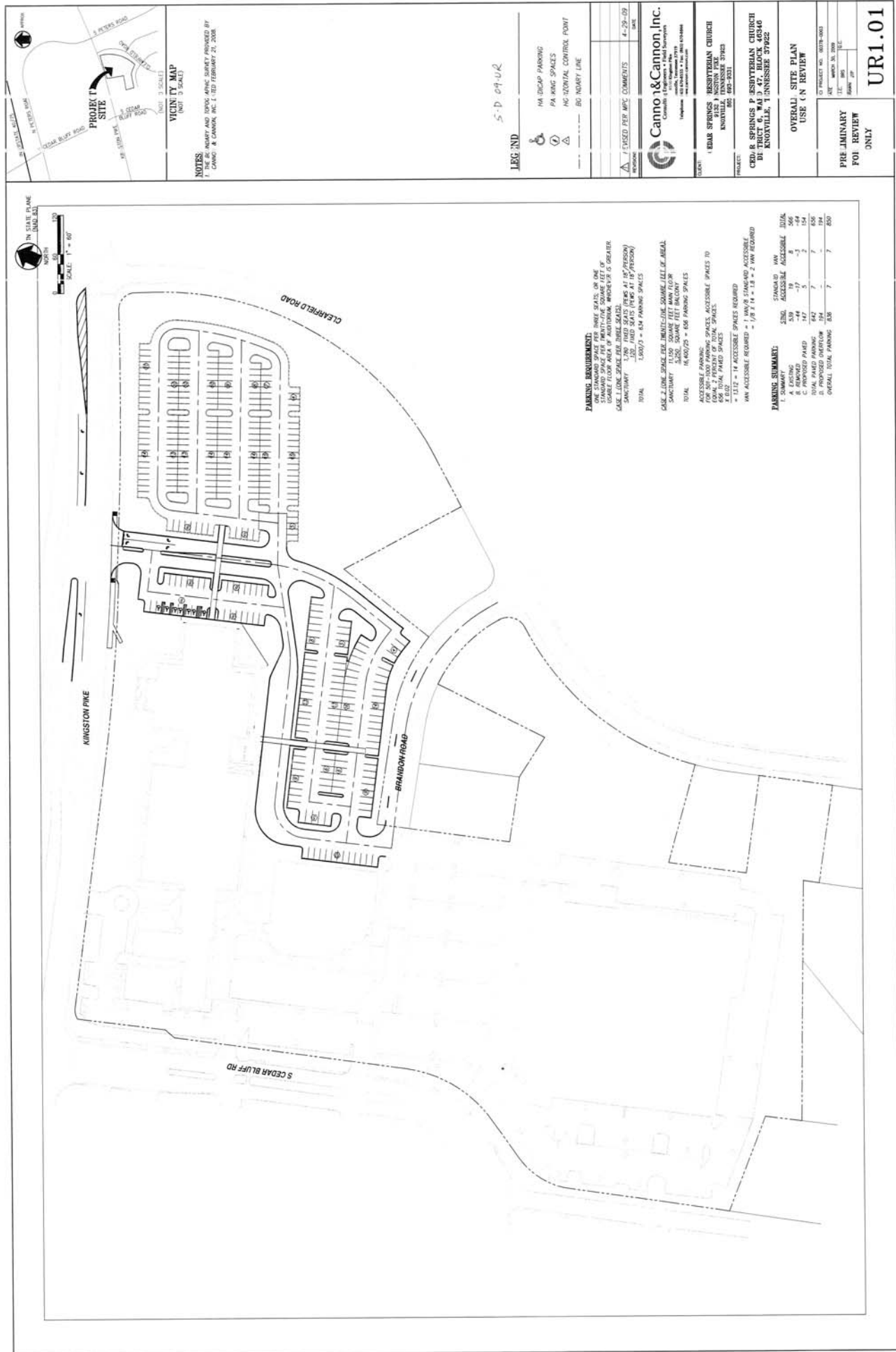
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 9132 KINGSTON PIKE
 KNOXVILLE, TN 37919

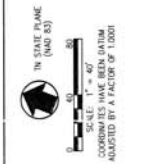
CEDAR SPRINGS PRESBYTERIAN CHURCH
 9132 KINGSTON PIKE
 KNOXVILLE, TN 37919

**OVERALL SITE PLAN
 USE ON REVIEW**

**PRELIMINARY
 FOR REVIEW
 ONLY**

UR0.01





- NOTES:**
1. PROPERTY CONCERNED (REELS 5) PARCELS 1, 2, 3, 4, 5, 7, 8, 9 & 10 SHOWN ON ANNOX. COUNTY ZONING MAP 122.
 2. COMMONALTY, "A", "B", "RESIDENTIAL", "C", "SINGLE-DWELLING", AND "R-1".
 3. TOP SURFACE OF FINISHED DRIVEWAY SHALL BE 1/4" ABOVE FINISHED DRIVEWAY SURFACE WITH CITY OF ANNOX. COUNTY RECORDING.
 4. OWNER: CEDAR SPRING PRESBYTERIAN CHURCH, 6125 ANNOXIA PARK, ANN ARBOR, MI 48106-3627.
 5. FINISH GRADES SHALL BE LOCATED AND MARKED IN THE FIELD PRIOR TO CONSTRUCTION.
 6. RECORD SET SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO RECORDING.
 7. REFERRED TO BE EVALUATED AS PART OF FINAL GRADINGS.
 8. RECORDS ASSOCIATED WITH THIS PLAN SHALL MEET CITY OF ANNOX. COUNTY REQUIREMENTS AS BE SUBMITTED FOR R.C.M.C. REVIEW AND APPROVAL.
 9. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION.
 10. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
 11. INTERIOR AND EXTERIOR GRADING WITH REVEALED FINISH TO BE 6" TO 8" ABOVE FINISHED GRADE.

LEGEND

- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- CORNER ELEVATION/SEWER MILE - PURPOSE FERMABLE SURFACE
- EXIST. R.O.W.
- EXIST. PROPERTY LINE
- EXIST. JOINT PERMANENT
- EXIST. JOINT PERMANENT
- EXIST. EASEMENT LINE
- EXIST. STORM
- EXIST. SEWER
- EXIST. WATER
- EXIST. SEWER
- EXIST. FENCE
- UNDERGROUND POWER
- UNDERGROUND GAS LINE
- CITY BASIN
- CORRODED METAL PIPE
- REINFORCED CONCRETE PIPE
- 4" W.D. WIRE
- POW. POLE
- LIGHT POLE
- WATER VALVE
- SEWER MANHOLE
- SON ARY MANHOLE

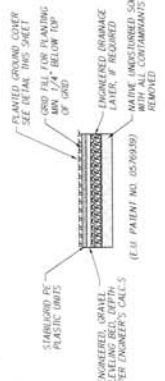
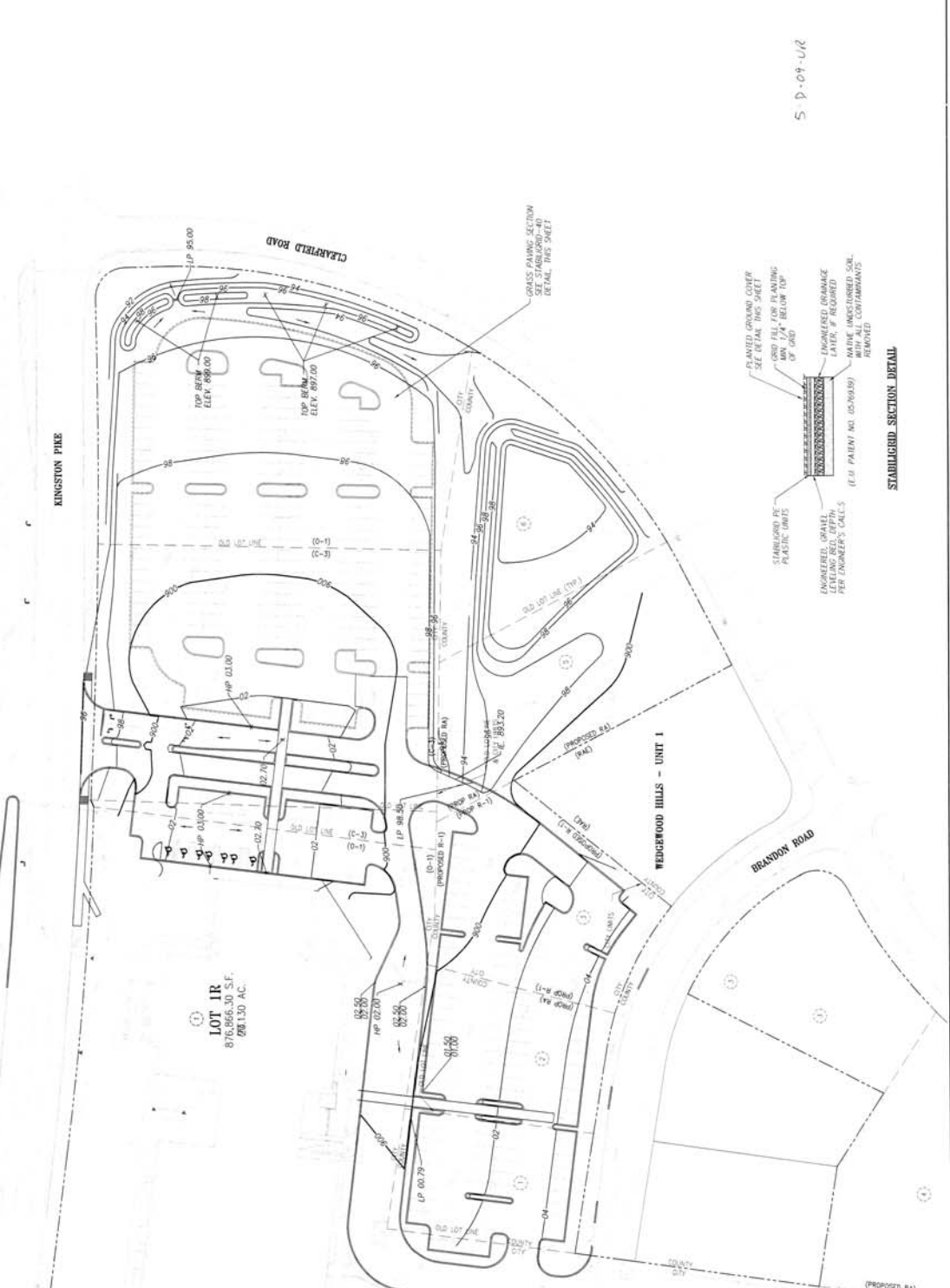
Cannon & Cannon, Inc.
Consulting Engineers & Surveyors
1200 W. Main Street, Suite 300
Ann Arbor, MI 48106-3222
Tel: (734) 769-1900
Fax: (734) 769-1901
www.cannon-cannon.com

CEDAR SPRING PRESBYTERIAN CHURCH
DISTRICT 6, WARD 47, BLOCK 48346
8 VOYAGE, TENNESSEE 37922

SITE LAYOUT AND GRADING PLAN
USE ON REVIEW

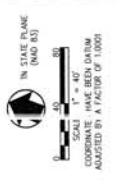
PRELIMINARY FOR REVIEW ONLY

UR2.02



STABILIZED SECTION DETAIL

5-D-09-02



NOTES:

1. PARKING LOT LIGHTING FIXTURE SHALL BE RECESSED SOMERSET SQUARE TYPE FIXTURES.
2. POLES SHALL BE MODEL #P50R AS SHOWN.
3. CONDUIT SHALL BE 3" x 3/4" 40 P.I.C. WITH A MINIMUM (CPH) OF 24". 51 TIPS SHALL HAVE MINIMUM 4" RADIUS BEND.
4. ALL CONDUITS TO CONTAIN 150 LB. TEST (OR GREATER) NYLON STRING.
5. ALL WALKWAYS TO CONFORM TO MISC. MISC. BOARD REGULATIONS. THE FIXTURES WILL BE PROVIDED BY THE OWNER.
6. CONTACT OWNER'S REPRESENTATIVE FOR (S) MEETS PRIOR TO DESIRED INSTALLATION DATE.
7. CONTRACTOR TO PROVIDE THE REQUIRED SLEEPING CONDUITS, WIRING, POLE & S.C. INSTALLATION AND CONNECTIONS FOR THE PARKING LOT LIGHTING.

5-D-09-LR

NO.	DATE

Cannon & Cannon, Inc.
 Consulting Engineers & Land Surveyors
 1000 North 17th Street
 Suite 200
 Knoxville, TN 37924
 Phone: 615-582-1100
 Fax: 615-582-1101

CLIENT: CEDAR SPRINGS PRESBYTERIAN CHURCH
 1000 N. 17TH STREET
 KNOXVILLE, TN 37924

PROJECT: CEDAR SPRINGS PRESBYTERIAN CHURCH
 UNIT LOT 6, WARD 47, BLACK, 46346
 KNOXVILLE, TENNESSEE 37922

DATE: 05/14/09
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES

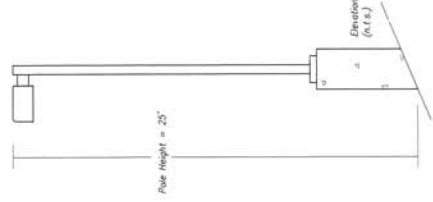
DATE: 05/14/09
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES

DATE: 05/14/09
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES

DATE: 05/14/09
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES

LEGEND

- EXIST. WATER LINE
- EXIST. GAS LINE
- EXIST. UNDERGROUND TELEPHONE
- EXIST. UNDERGROUND ELECTRIC
- EXIST. FIRE HYDRANT
- EXIST. WATER METER
- EXIST. UTILITY POLE
- EXIST. TREE LINE
- EXIST. FENCE
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED COMMUNICATION LINE
- PROPOSED GAS LINE
- PROPOSED WATER VALVE
- PROPERTY/ROW LINE



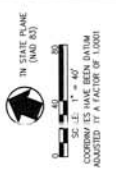
-Proposed poles meet 80 MPH wind with future pole and configuration specified here. - Pole Base Design by Others

MOUNTING HEIGHT DETAIL

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Width
□	A	10	SOMERSET/SQUARE	SOMERSET	100W CLEARHIPS	44212 E.S.	10000	0.81	185
□	B	10	SOMERSET/SQUARE	SOMERSET	100W CLEARHIPS	44212 E.S.	10000	0.81	375





NOTES:
 1. THIS IS TO SHEET 50.11 FOR GENERAL LIGHTING
 AND 50.2.

LEGEND

- EXIST. WATER LINE
- EXIST. WATER LINE
- EXIST. GAS LINE
- EXIST. UNDERGROUND TELEPHONE
- EXIST. UNDERGROUND ELECTRIC
- EXIST. FIRE HYDRANT
- EXIST. WATER METER
- EXIST. UTILITY POLE
- EXIST. TREE LINE
- EXIST. FENCE
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED COMMUNICATION LINE
- PROPOSED GAS LINE
- PROPOSED WATER VALVE
- PROPERTY/O.R. LINE

S.D. 07-08

REVISION	DATE

Cannon & Cannon, Inc.
 CONSULTING ENGINEERS & LAND SURVEYORS
 1111 N. CENTRAL AVENUE, SUITE 100
 KNOXVILLE, TENNESSEE 37916
 PHONE: 615-522-1111 FAX: 615-522-1112

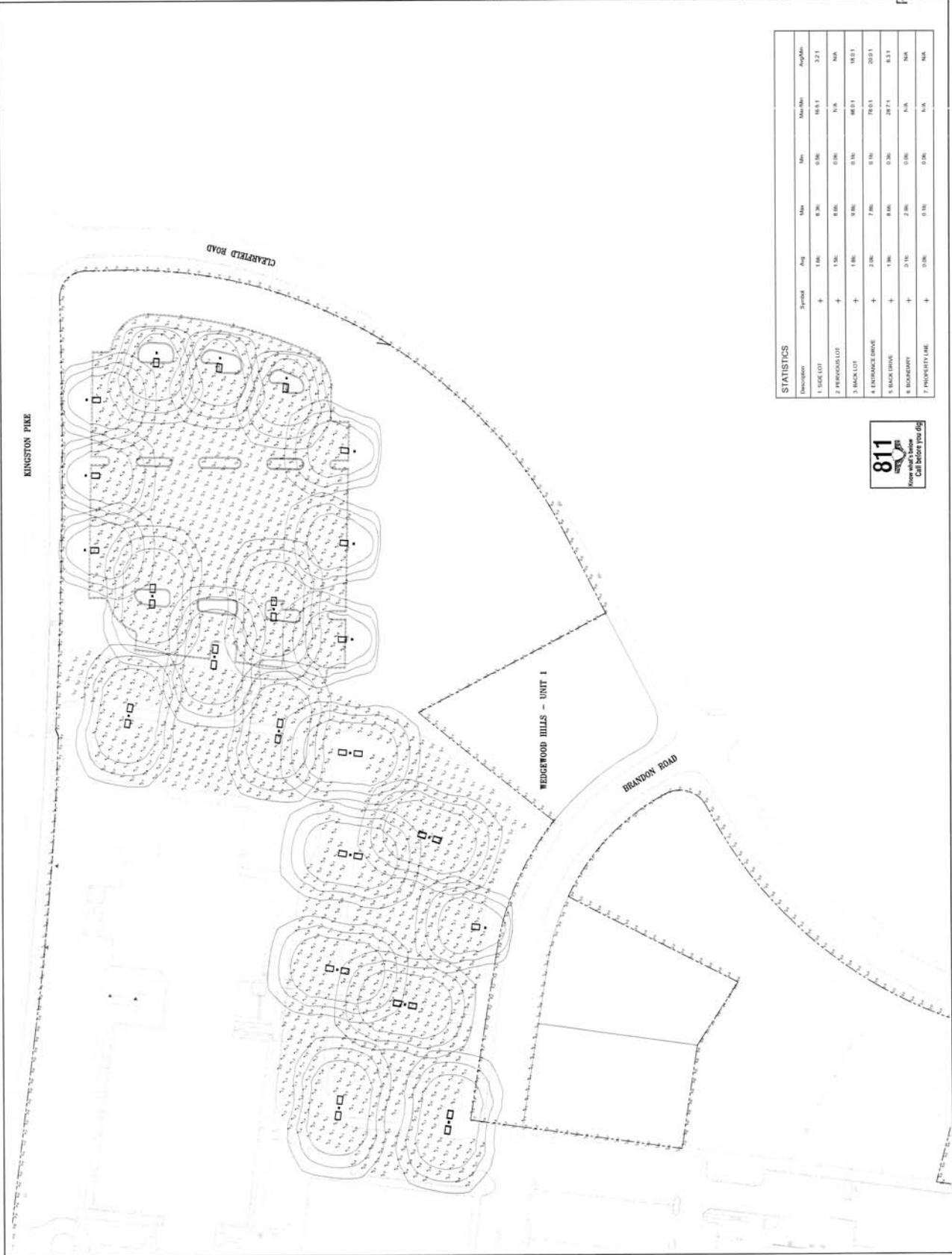
COUNTY: FARRIS SPRINGS PRESBYTERIAN CHURCH
 1111 N. CENTRAL AVENUE, SUITE 100
 KNOXVILLE, TENNESSEE 37916
 PROJECT NO.: 00179-003

OWNER: CEDAR SPRINGS PRESBYTERIAN CHURCH
 DISTRICT 6, WARD 47, BLOCK 40346
 KNOXVILLE, TENNESSEE 37922

SITE LIGHTING PHOTOMETRIC PLAN
 USE: 'N' REVIEW

DATE: APR. 23, 2008
 DRAWN BY: J.P.
 CHECKED BY: J.P.
PRELIMINARY
 FOR REVIEW ONLY

SL1.02



STATISTICS

Description	Symbol	Area	Area	Min	Max	Min	Max	Height
1. SIDE LOT	+	1.86	8.26	0.56	18.51	18.51	3.21	N/A
2. PERVIOUS LOT	+	1.50	8.00	0.00	0.00	0.00	N/A	N/A
3. BACK LOT	+	1.80	9.80	0.10	18.51	18.51	18.51	20.11
4. ENTRANCE DRIVE	+	2.00	7.00	0.10	18.01	18.01	18.01	N/A
5. BACK DRIVE	+	1.80	8.80	0.30	20.71	20.71	8.31	N/A
6. BOUNDARY	+	0.10	2.00	0.00	0.00	0.00	N/A	N/A
7. PROPERTY LINE	+	0.00	0.00	0.00	0.00	0.00	N/A	N/A



Drawn by	Checked by	Date
DT	DT	04/26/09

