



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

▶ **FILE #:** 12-C-10-UR

**AGENDA ITEM #** 42

**AGENDA DATE:** 12/9/2010

▶ **APPLICANT:** **FALCONNIER DESIGN CO.**

**OWNER(S):** First Century Bank

**TAX ID NUMBER:** 49 93 & 93.01

**JURISDICTION:** City Council District 4

▶ **LOCATION:** **West side of Washington Pike, south side of McCampbell Dr.**

▶ **APPX. SIZE OF TRACT:** **41.1 acres**

**SECTOR PLAN:** North City

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

**ACCESSIBILITY:** Access is via Washington Pike, a minor arterial street with a 22' pavement width within a 70' right-of-way, and McCampbell Dr., a local street with a 16' pavement width with a 50' right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

**WATERSHED:** Love Creek and Whites Creek

▶ **ZONING:** **SC-1 (Neighborhood Shopping Center) & RP-1 (Planned Residential)**

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

▶ **PROPOSED USE:** **Church, assisted living facility and master sign plan**

**HISTORY OF ZONING:** None noted

**SURROUNDING LAND USE AND ZONING:** North: Residences and vacant land / PR (Planned Residential), I (Industrial) & SC (Shopping Center)

South: Residences / PR (Planned Residential)

East: Residences / RP-1 (Planned Residential) & RA (Low Density Residential)

West: Residences / PR (Planned Residential)

**NEIGHBORHOOD CONTEXT:** The site is located in an area along Washington Pike that includes a mix of low and medium density residential development and some recent commercial development.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for a church, an 84 unit assisted living facility and a master signage plan for the Arlington Place development, subject to 8 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. The new subdivision street connection to Washington Pike shall include the installation of a left-through lane and right turn lane leaving the Subdivision. A left-turn lane on Washington Pike into the new street will be required for Phase 2 of the Church expansion, only if the expansion occurs before the City of Knoxville's

planned improvements to Washington Pike. The design of turn-lanes and roadway shall meet the requirements of the City of Knoxville Department of Engineering.

3. The driveway connection out to McCampbell Dr. is allowed for Phase 1 of the Church and the assisted living facility without any required widening of McCampbell Dr. subject to: a) the driveway being gated with the gate being closed with access controlled by a card reader or similar device; and b) the gate being allowed to remain open for a maximum period of four hours for Sunday morning services. The roadway for McCampbell Dr. shall be widened to 20 feet from the entrance east to Washington Pike prior to the completion of the improvements for the Phase 2 Church expansion. The widening of McCampbell Dr. shall meet the requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. All signage for the development is subject to approval by Planning Commission Staff and the Knoxville Sign Inspector.
6. Installation of landscaping as shown on the landscape plan within six months of the issuance of the first occupancy permit for the development. The installation of landscaping may be phased along with phases of the development subject to approval of Planning Commission Staff. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 and SC-1 zoning districts, the sign regulation requirements for a master signage plan and the other criteria for approval of a use on review.

#### **COMMENTS:**

The applicant has submitted a request for a church and an assisted living facility to be developed on a 22.569 tract (proposed lot in Arlington Place Subdivision) which is zoned RP-1 (Planned Residential). The RP-1 District allows consideration of both uses through the use on review process.

The Planning Commission approved the three lot concept plan for Arlington Place at the November 11, 2010 meeting. The concept plan included a new public street off of Washington Pike directly across from Edmondson Ln. that would serve as access for the three lots. A condition of the approval stated that additional access points for the lots could be considered through the use on review process for site specific development. The applicant is proposing an access drive out to McCampbell Dr. as a part of the proposed development.

The church facility is proposed to be developed in three phases with the first phase including a 425 seat interim auditorium, nursery/preschool youth and children areas, adult classrooms and choir rehearsal area. The second phase for the church includes an 800 seat main auditorium a fitness center and media center. The third phase will include a children's ministry area, classrooms and a coffee lounge. The required parking for the church will be phased with the proposed building program.

The proposed assisted living facility is a one story 84 unit/bed building with approximately 71,851 square feet. The development plan identifies the required parking associated with the facility. At this time it has not been determined the order in which the church and assisted living facility will be constructed.

As previously stated, this development proposal includes an access connection to McCampbell Dr. a County street with a 16 foot pavement width out to Washington Pike. The Knox County Department of Engineering and Public Works is requiring the widening of McCampbell Dr. to a minimum width of 20 feet. The applicant's surveyor has certified that there is over 300' of sight distance in both directions along McCampbell Dr. at the proposed entrance.

A proposed master signage plan has also been submitted for the RP-1 and SC-1 property within the Arlington Place development. The applicant is requesting approval of two development directory signs. The development directory sign along the new public street access will be located on the north side of the street near the entrance off of Washington Pike. The second development directory sign will be located along the Washington Pike frontage at a location to be determined during the use on review for the shopping center property.

The development directory sign is proposed with a height of 36' 3" and a sign face just under 300 square

feet. The sign includes the development identification (Arlington Place) located at the top with approximately seven tenant panels underneath. The sign regulations allow one development directory sign per street frontage. The signs also count as the ground signs allowed along the two street frontages for the commercial lot.

A traffic impact study prepared by Wilbur Smith Associates was done for the development. Due to multiple parcels using the proposed public road, assumptions were made for the office and commercial zoned properties that front onto Washington Pike. Based off of the traffic from the church and assisted living developments, the only improvements needed on Washington Pike will be the installation of a left-turn lane into the site when the second phase of the church development occurs. When the commercial and office properties develop, a right-turn lane and signalization are anticipated to be needed as recommended in the traffic study. This additional traffic was used for adequate design of the public road to accommodate future traffic demands, but additional improvements will not be required until which point that the other parcels come in for a use on review. As a part of the future use on review applications, a detailed traffic study will be required that may include a widened scope dependant on how much traffic is generated by the proposed development.

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

1. The proposed development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed church and assisted living facility being located on a 22.569 acre tract closer to the commercial tract and with the proposed landscape screening should have minimal impact on the adjoining residential development.
3. With the recommended street improvements and phasing of the church facility, the traffic impacts from the proposed development should be minimized.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed church, assisted living facility and master sign plan, with the recommended conditions, meets the standards for development within the RP-1 and SC-1 zoning districts, and all other requirements of the Zoning Ordinance.
2. The proposed development 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 traffic through residential areas since the primary access is out to Washington Pike, a minor arterial street.
3. The proposed signage meets all requirements of the master signage plan section of the Knoxville Zoning Ordinance.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan designates the RP-1 property for low density residential use and the SC-1 property for neighborhood commercial use. The One Year Plan identifies the RP-1 property for low density residential use and the SC-1 property for general commercial use. The RP-1 zoning district allows consideration of the church and assisted living facility which would be compatible with the low density residential designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

#### ESTIMATED TRAFFIC IMPACT 1354 (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.