

▶ **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-turn lane on Washington Pike into the new street, and a left-through lane and right turn lane leaving the Subdivision. 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. shall not be made until the roadway for McCampbell Dr. is widened to 20 feet from the development entrance east to Washington Pike, meeting 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 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

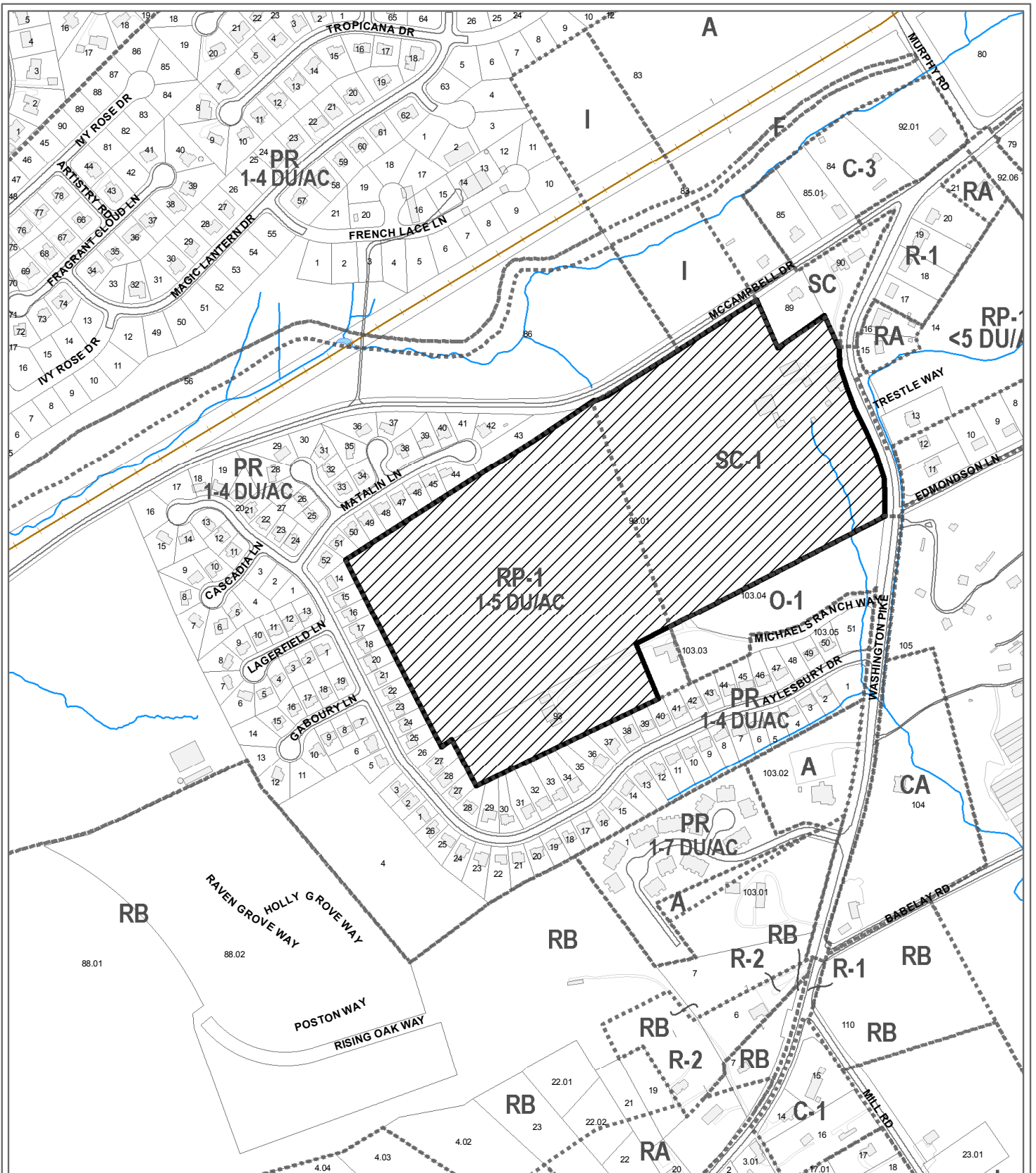
1. The North City Sector Plan designates the RP-1 property for low density residential use and the SC-1 property for neighborhood commercial use. The One Year Plan identifies the RP-1 property for low density residential use and the SC-1 property for general commercial use. The RP-1 zoning district allows 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)

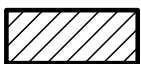
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



**12-C-10-UR
USE ON REVIEW**

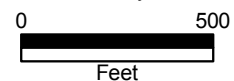


Church, assisted living and master sign plan in SC-1 (Neighborhood Shopping Center) & RP-1 (Planned Residential)

Petitioner: Falconnier Design Co.

Map No: 49

Jurisdiction: City



Original Print Date: 11/22/2010

Revised: 12/3/2010

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**FRELIMINARY -
FOR USE ON
REVIEW ONLY**

**NEW WORSHIP
CENTER**

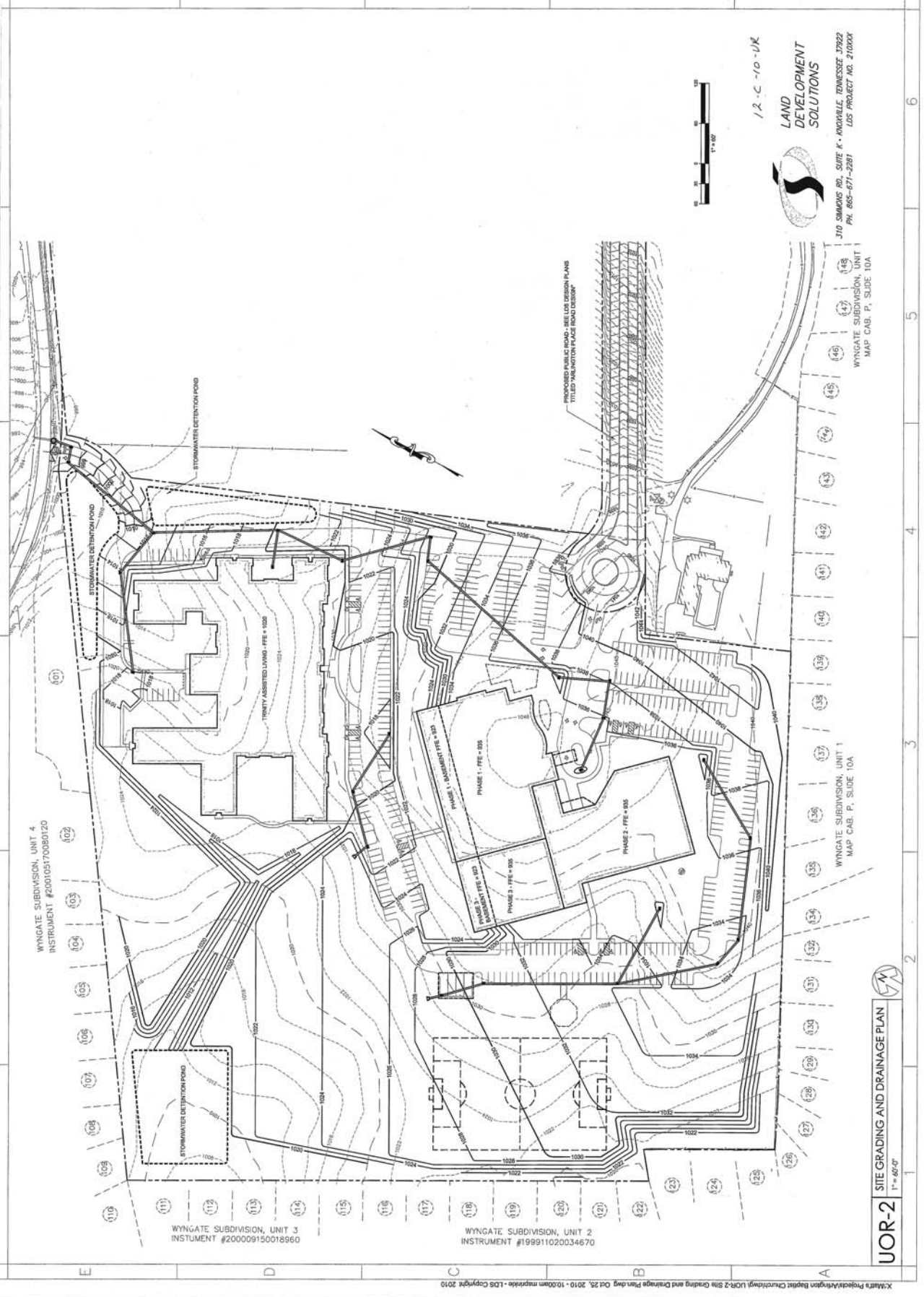
**ARLINGTON BAPTIST CHURCH
5115 WASHINGTON PIKE
KNOXVILLE, TN 37918**

**SITE GRADING
AND DRAINAGE
PLAN**

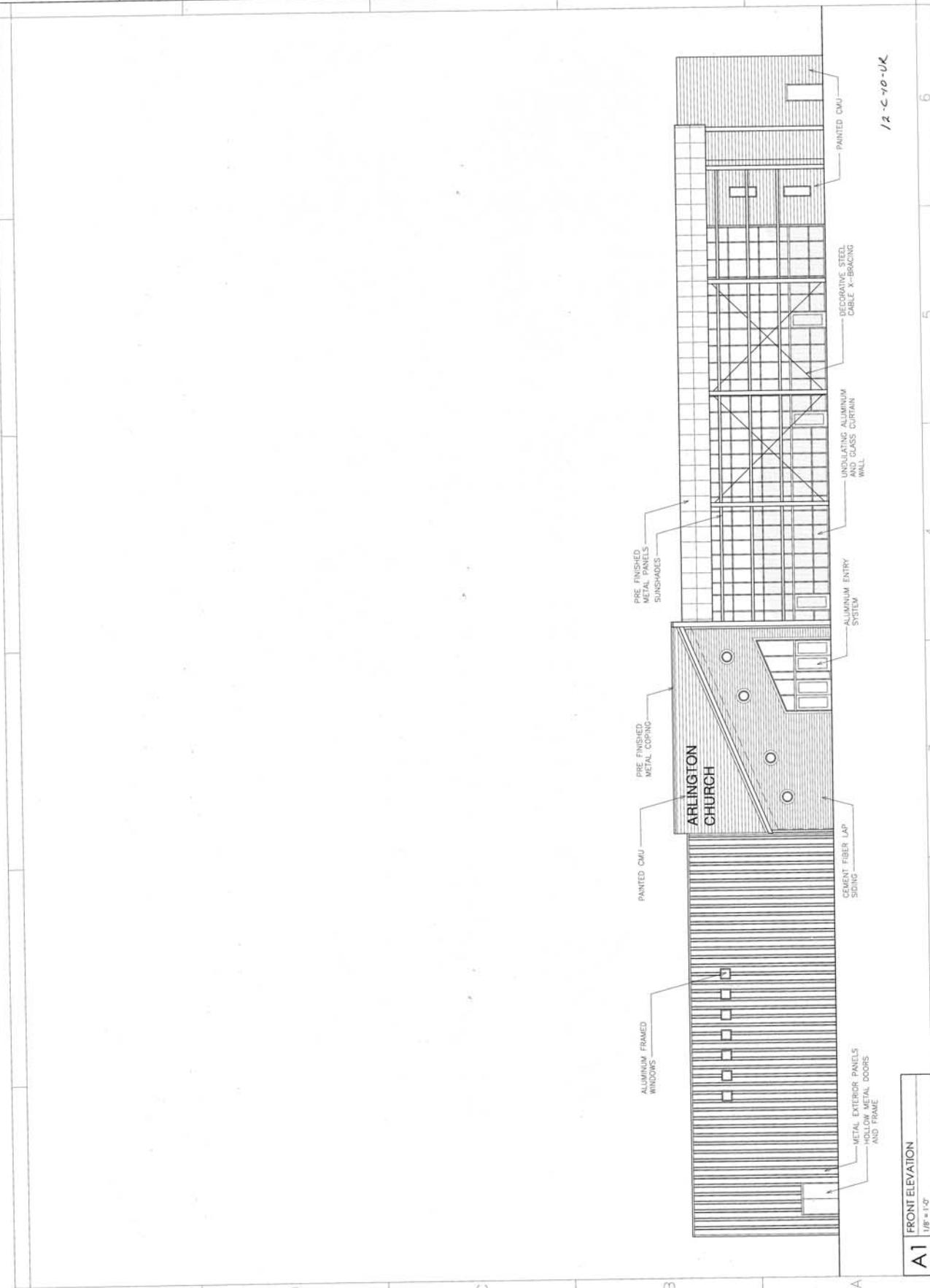
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DESIGN BY:	MSS
CHECKED BY:	EJB
ISSUED:	10-25-10
REVISION(S):	A
FILE:	2010-020

UOR-2

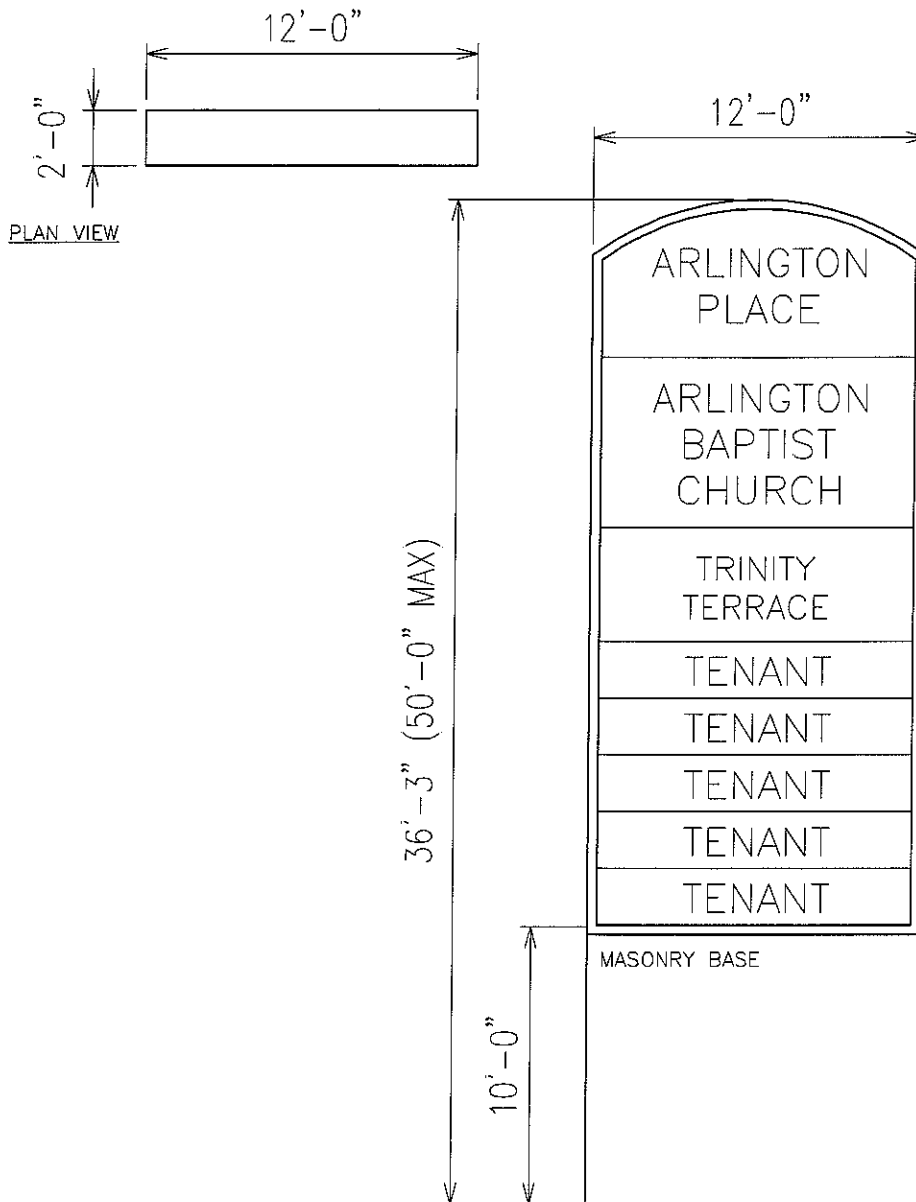


 <p>FALCONNIER DE IGH COMPANY</p> <p>4827 Churchdale Avenue Knoxville, TN 37919 Phone: 865.584.3399 Fax: 865.584.3399 falk@falconnierdeigh.com © copyright 2007</p>			<p>NEW WORSHIP CENTER</p>	<p>ARLINGTON BAPTIST CHURCH WASHINGTON PIKE KNOXVILLE, TN 37918</p>	<p>USE-ON-REVIEW PRELIMINARY ELEVATION</p>	<p>AS NOTED ON SHEET, THESE DRAWINGS ARE THE PROPERTY OF IGH COMPANY AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM IGH COMPANY. THIS DRAWING IS THE PROPERTY OF IGH COMPANY AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.</p> <p>DRAWN BY: GHF CHECKED BY: DMF ISSUED: 10/25/10 REVISION(S):</p>	<p>FILE: 2010-020</p>
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A1 FRONT ELEVATION
1/8" = 1'-0"

12-C-10-UK



CHURCH SIGN IN AN "SC" (SHOPPING CENTER)
 COMMERCIAL ZONE (V.10 E.13)
 SET BACK: GREATER OF 10'-0" TO STREET
 R.O.W OR 15'-0" FROM PAVEMENT EDGE OR
 5'-0' (MIN) FROM PROPERTY LINE (V.10.A.11)

300 sq.ft. MAX (V 10 E 13)
 MONUMENT SIGN

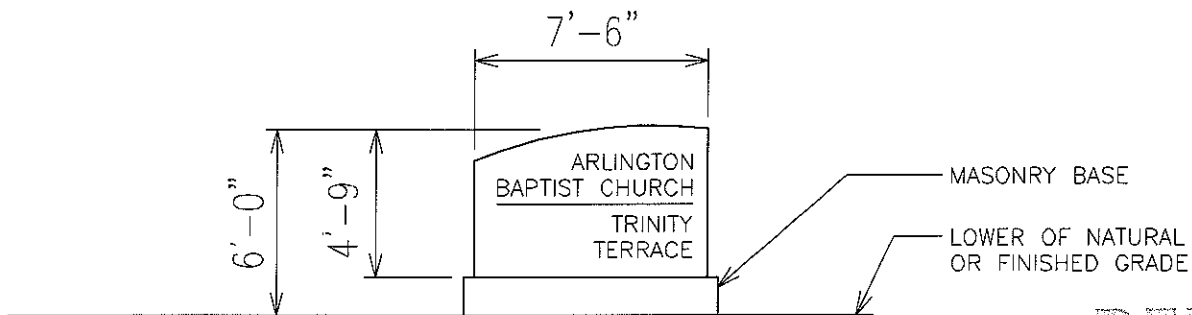
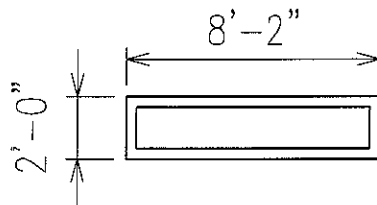
12-C-10-UR
REVISED
11-23-10

CITY OF KNOXVILLE SIGN ORDINANCE IS IN
 ARTICLE V, SECTION 10 OF THE MUNICIPAL
 ZONING ORDINANCE
 (V.10.C 13) MEANS "ARTICLE V (ROMAN 5")
 SECTION 10 PARAGRAPH C. SUBSECTION 13

ELECTRONIC MESSAGE CENTERS
 PROHIBITED (V 10 E 2 a)

<p>SIGNAGE PARAMETERS WASHINGTON PIKE ENTRANCE ARLINGTON BAPTIST CHURCH 5815 WASHINGTON PIKE KNOXVILLE, TN 37918</p>		 4622 Chambliss Avenue Knoxville, TN 37919 Phone 865.584.7868 Fax 865.584.3139 faldesco@bellsouth.net © copyright 2010
<p>SC-1 ZONE</p>		

PLAN VIEW



36 sq ft MAX (V 10 C 3)

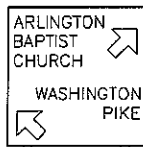
REVISED

11-23-10

12-C-10-UR

CHURCH OR MEDICAL SIGN IN AN "RP-1" (PLANNED RESIDENTIAL) RESIDENTIAL ZONE (V.10 C.3)
 SET BACK: 1/2 REQUIRED BUILDING SETBACK (V 10 C 13)

<p>SIGNAGE PARAMETERS McCAMPBELL ENTRANCE ARLINGTON BAPTIST CHURCH 5815 WASHINGTON PIKE KNOXVILLE, TN 37918</p>		<p>FALCONNIER DESIGN COMPANY</p> <p>4622 Chambliss Avenue Knoxville, TN 37919 Phone 865.584.7868 Fax 865.584.3139 faldesco@bellsouth.net © copyright 2010</p>
<p>RP-1 ZONE</p>		<p>ISSUE DATE: 10-26-10 REVISED: 11-20-10 DRAWN BY: GHF CHECKED BY: DAF CAD FILE: USE ON REVIEW</p>



LOWER OF NATURAL OR FINISHED GRADE

3 sq ft. MAX
D-2



LOWER OF NATURAL OR FINISHED GRADE

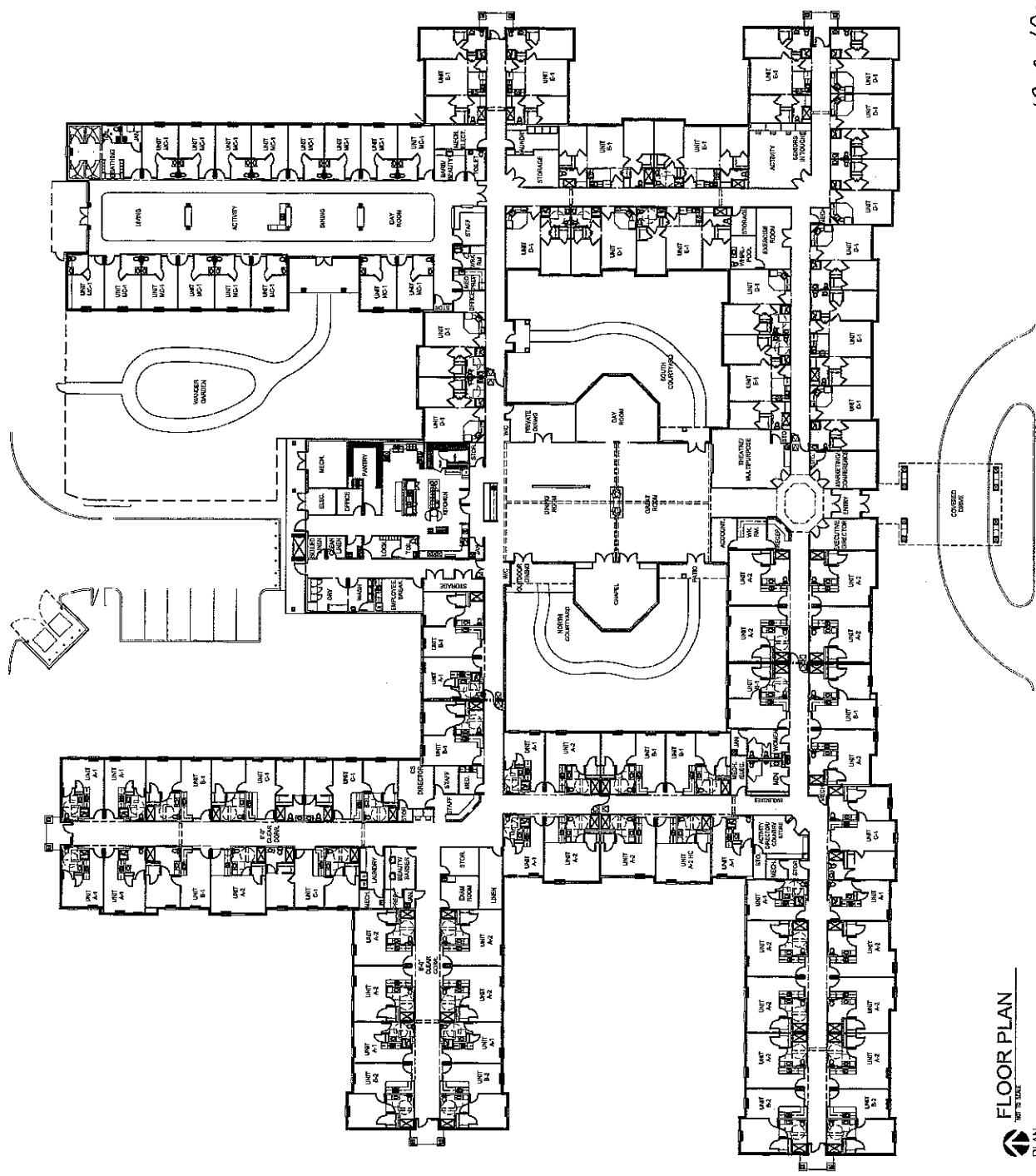
3 sq ft. MAX
D-1

12-C-10-UR
REVISED
11-23-10

DIRECTIONAL SIGNS PER MPC
COMMENTS OF NOVEMBER 15, 2010

<p>SIGNAGE PARAMETERS DEVELOPMENT SIGN ARLINGTON BAPTIST CHURCH 5815 WASHINGTON PIKE KNOXVILLE, TN 37918</p>		 <p>4622 Chambliss Avenue Knoxville, TN 37919 Phone 865-584-7868 Fax 865-584-3139 faldesco@bellsouth.net © copyright 2010</p>
<p>D</p>		

12-C-10-UR




FLOOR PLAN
TRINITY TERRACE

ARCHITECTURE
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 INTERIOR DESIGN
 817.804.7200
 www.ghila-inc.com





12-C-10-UR

December 2, 2010

Mr. Nathan Benditz
KNOX COUNTY MPC
400 Main Street
Knoxville, TN 37902

RE: ARLINGTON BAPTIST CHURCH-COVENTRY CREEK, KNOXVILLE, TN.

Dear Mr. Benditz:

In response to the question regarding the need for left- and right-turn lanes for the above referenced proposed site access. The right-turn lane is not warranted with the church development but would be warranted with the build-out of the site with the commercial development. The left-turn lane would be warranted with the church development due to the very high opposing traffic flow; however, it should be recognized that the Washington Pike improvements should begin within the next few years. Therefore, the Washington Pike improvements could be immediately following or be concurrent with the left-turn lane being required. The planned improvements for Washington Pike should include this turn lane and should also consider the necessary storage for the build-out of the Coventry Creek site.

If you have any other questions regarding this issue, please call me

Sincerely,

WILBUR SMITH ASSOCIATES, INC.

A handwritten signature in black ink that reads "John F. Gould". The signature is written in a cursive, flowing style.

John F. Gould, P.E.
Senior Transportation Engineer

pc: Pastor Tim Guthrie, Arlington Baptist Church

Project No. 104846

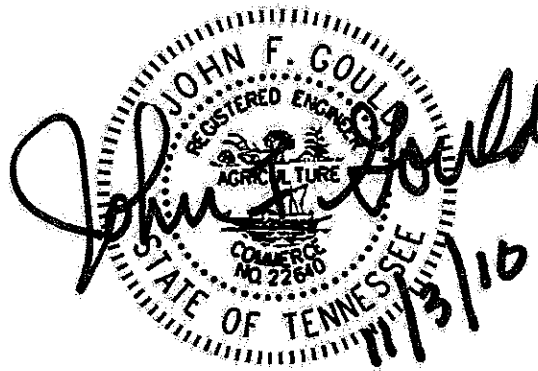
1100 Marion Street, Suite 200 Knoxville Tennessee 37921
865 963 4300 / 865 963 4301 www.WilburSmith.com

12-C-10-UR

COVENTRY CREEK CHURCH SITE
Knoxville, Tennessee
TRAFFIC IMPACT STUDY

Prepared for

ARLINGTON BAPTIST CHURCH
19258 Fairmont Boulevard
Knoxville, Tennessee 37917



November 2010

Prepared by

WILBUR SMITH ASSOCIATES, INC.
Alexander Place
1100 Marion Street
Suite 200
Knoxville, Tennessee 37921

Project No: 104846

RECOMMENDATIONS

The analysis conducted and the review of the traffic volumes for the 2015 build-out projections identified the following improvements in addition to the planned improvements for Washington Pike.

- ◆ Signalize Washington Pike at Edmondson Lane when the Coventry Creek site build-out, including the commercial mixed retail and office occurs with interconnect communications extended between Mill Road and Murphy Road.
- ◆ Provide 425-foot minimum northbound left-turn lane on Washington Pike at the Edmondson Lane.
- ◆ Provide a 100-foot minimum southbound right-turn lane from Washington Pike to the site access opposite Edmondson Lane.
- ◆ Provide separate left/thru- and right-turn lanes from the proposed access street to Washington Pike opposite of Edmondson Lane with a 150-foot minimum right-turn lane
- ◆ Minimize landscaping, using low growing vegetation, and signing at the site access to insure that safe sight distance is provided.
- ◆ Intersection design should conform to the recommended standards and practices of the American Association of State Highway and Transportation Officials, the Institute of Transportation Engineers, the requirements of the City of Knoxville .

CONCLUSION

Knoxville Center area and northeast Knox County has experienced substantial growth and traffic on Washington Pike has grown at a significant rate. A Transportation Planning Report was prepared for the City of Knoxville by WSA for Washington Pike this past year. Recommendations included improving Washington Pike to a 4-lane divided and 5-lane arterial. Existing traffic volumes on Washington Pike are now exceeding the capacity of the 2- and 3-lane arterial with an ADT of 18,380 adjacent to the study site. The directional flow of traffic permits the signalized intersections to operate; however, with further growth of traffic and increased bi-directional flow, Washington Pike will begin to fail and require significant improvements as identified in the TPR recommending a multi-lane facility. The Washington Pike improvements with left- and right-turn lanes provided for intersecting streets and warranted signalization mitigates the future failing levels of service.

The 2015 background traffic or traffic baseline determined an ADT of 24,510 for Washington Pike, and the development of the Coventry Creek commercial uses results in another 2,230 daily trips resulting in background traffic of 26,740. Traffic projections for 2015 without the proposed development results in failing levels of service for the study intersection of Washington Pike and Edmondson Lane requiring the Washington Pike planned improvements and the signalization of the Edmondson Lane intersection providing the access necessary for the Coventry Creek commercial development. Left- and right-turn lanes identified in the study recommendations are necessary to manage the turning movements to and from Washington Pike to the Coventry Creek site.

The proposed development will generate approximately 1,090 trips which are distributed to Washington Pike and McCampbell Drive. The distribution of trips increases the ADT of Washington Pike to 27,010 with build-out of the proposed site. The church development of the site has a minimal impact to Washington Pike. The increase in the ADT without site build-out north of the site is approximately 1-percent and is 2.6-percent south of the site. With build-out of the Coventry Creek site, the church project impact is further reduced. Planned improvements of Washington Pike and the recommended mitigation of the background traffic conditions should result in the provision of acceptable access to and from the proposed church site.

Knoxville Regional Transportation Planning Organization TRANSPORTATION IMPROVEMENT PROGRAM FY 2011-2014

TIP No	<input type="text" value="2011-049"/>	Revision No	<input type="text" value="0"/>	
TDOT PIN	<input type="text" value="110301.00"/>	L RTP No	<input type="text" value="615"/>	
Project Name	<input type="text" value="Washington Pk"/>			
Lead Agency	<input type="text" value="City of Knoxville"/>			
Total Project Cost	<input type="text" value="\$15,146,000"/>			

Project Description	<input type="text" value="Widen from 2 lanes to a 5 lane section with curb, gutter, sidewalk, and bike lanes."/>			
Termini/Intersection	<input type="text" value="North of I-640 to Murphy Rd"/>			
Counties	<input type="text" value="Knox"/>			
City/Agency	<input type="text" value="City of Knoxville"/>			
Length	<input type="text" value=""/>	(miles)	Conformity Status	<input type="text" value="Non-Exempt"/>

Additional Details	<input type="text" value="Transferred construction dollars to Pleasant Ridge Rd project (2008-041) to fund CEI in March 2008. Add PE & ROW funds in Aug 09"/>			
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Programmed Funds

FY	Type of Work	Funding Type	Total Funds	Federal	State	Local	Other
2011	ENG	L-STP	\$750,000	\$600,000	\$0	\$150,000	\$0
2012	ROW	L-STP	\$2,596,000	\$2,076,800	\$0	\$519,200	\$0
2014	CON	L-STP	\$11,800,000	\$9,440,000	\$0	\$2,360,000	\$0
Total			\$15,146,000	\$12,116,800	\$0	\$3,029,200	\$0

Revision Date	<input type="text" value=""/>
Revision Details	<input type="text" value=""/>
Previous TIP No	<input type="text" value="2006-022, 2008-053"/>

