

▶ **FILE #:** 3-D-10-UR

AGENDA ITEM # 47

AGENDA DATE: 3/11/2010

▶ **APPLICANT:** ERIN PRESBYTERIAN CHURCH

OWNER(S): ERIN PRESBYTERIAN CHURCH

TAX ID NUMBER: 120 D E 008

JURISDICTION: City Council District 2

▶ **LOCATION:** Northeast side of Lockett Rd., northwest side of Albunda Dr.

▶ **APPX. SIZE OF TRACT:** 2.55 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Lockett Rd., a local street with a 22' pavement width within a 70' right-of-way, and Albunda Dr. a local street with an 18' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services), C-3 (General Commercial) & C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Existing Church and Proposed Expansion

NA

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mixed businesses / C-3 (General Commercial) & C-4 (Highway and Arterial Commercial)

South: Mixed businesses / O-1 (Office, Medical, and Related Services)

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

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

NEIGHBORHOOD CONTEXT: The church is located in a transition area between an established residential neighborhood to the west and southwest, and mixed businesses to the east and north along the Kingston Pike commercial corridor.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for additions to an existing church and modifications to the parking lot, subject to the following 4 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Revising the development plan to designate at least one of the ADA accessible spaces as a van

accessible space.

4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval of a church in the O-1 zoning district and the criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to construct two additions to an existing church located on 2.55 acres at the intersection of Lockett Rd. and Albunda Dr. Access to the site is from both Lockett Rd. and Albunda Dr. Included in the changes is a 3100 square foot building addition on the northeast side of the existing facility. The addition includes classrooms, an activity room and storage space. The second addition is a covered drop-off area located on the south side of the building at the main entrance to the church's sanctuary. The addition of the covered drop-off requires some modification to the access drive and parking lot in that area.

Parking requirements for a church are based on the capacity of the sanctuary. The parking analysis identifies 85 required spaces. With the parking lot modifications there will be 117 spaces on site.

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

1. The proposed additions will have minimal impact on local services since all utilities are in place to serve this development.
2. Since the proposed additions do not increase the capacity of the sanctuary, there will be minimal impact on the neighborhood and local traffic conditions.
3. The proposal is compatible with the surrounding development since it is located in a transition zone between the low density residential neighborhood and commercial development along Kingston Pike. Since the church use is already in place, this expansion will have minimal impact on adjacent properties.

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

1. With the recommended conditions, the proposed church additions meet all of the requirements of the Knoxville Zoning Ordinance.
2. The proposed additions 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 neighborhoods where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

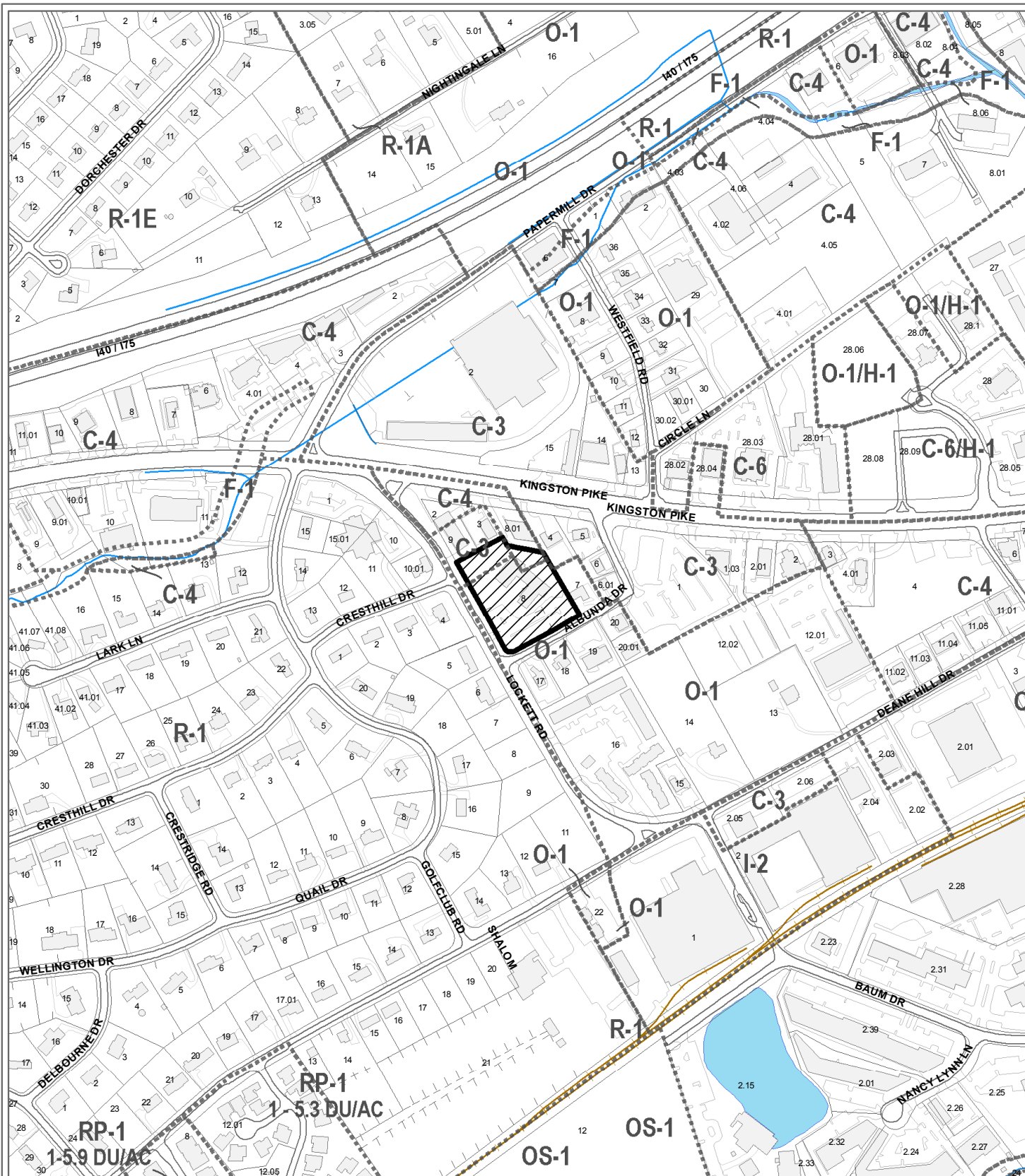
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan and One Year Plan identify the property for office uses. The proposed development is consistent with this use because churches are allowed as a use permitted on review in the O-1 zoning district. A church is a permitted use in the C-3 and C-4 zoning districts.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

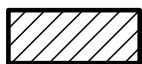
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**3-D-10-UR
USE ON REVIEW**

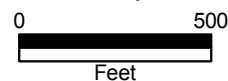


Existing Church and Proposed Expansion in O-1 (Office, Medical, and Related Services), C-3 (General Commercial) & C-4 (Highway and Arterial)

Original Print Date: 2/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Erin Presbyterian Church

Map No: 120
Jurisdiction: City



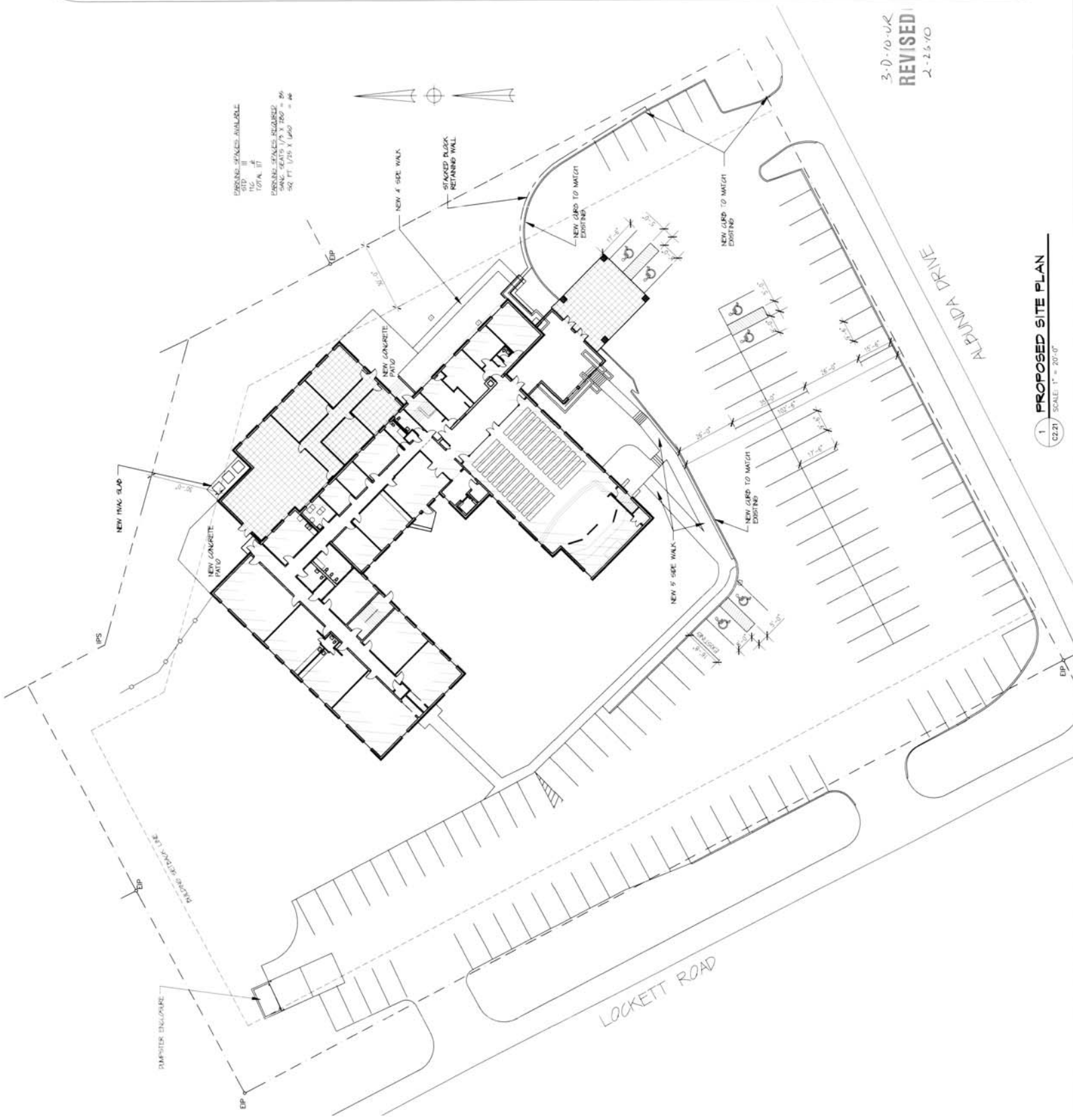


1726 W LAMAR ALEX PKWY, MARYVILLE, TN 37088
 PHONE 865-977-1800 FAX 865-981-1678

Best & Associates Architects

ERIN PRESBYTERIAN
 RENOVATION
 PHASE 2
 KNOXVILLE, TN

NO. 00005	1 - 10/20/09
TOWN BY	PN
DESIGNED BY	EP
DATE	01/02/10
SCALE	1" = 20'-0"
DESCRIPTION	PROPOSED SITE PLAN
SHEET	02.21



PERMISSIBLE AREAS AVAILABLE
 116' 0" x 117' 0" = 13,472 sq. ft.
 TOTAL 117' 0" x 117' 0" = 13,689 sq. ft.
 EXISTING AREAS REQUIRED
 50' x 60' x 1/2" x 1/2" = 900 sq. ft.
 50' x 117' 0" x 1/2" = 5,850 sq. ft.

3-10-10-0-02
REVISED
 2-23-10

1 PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"

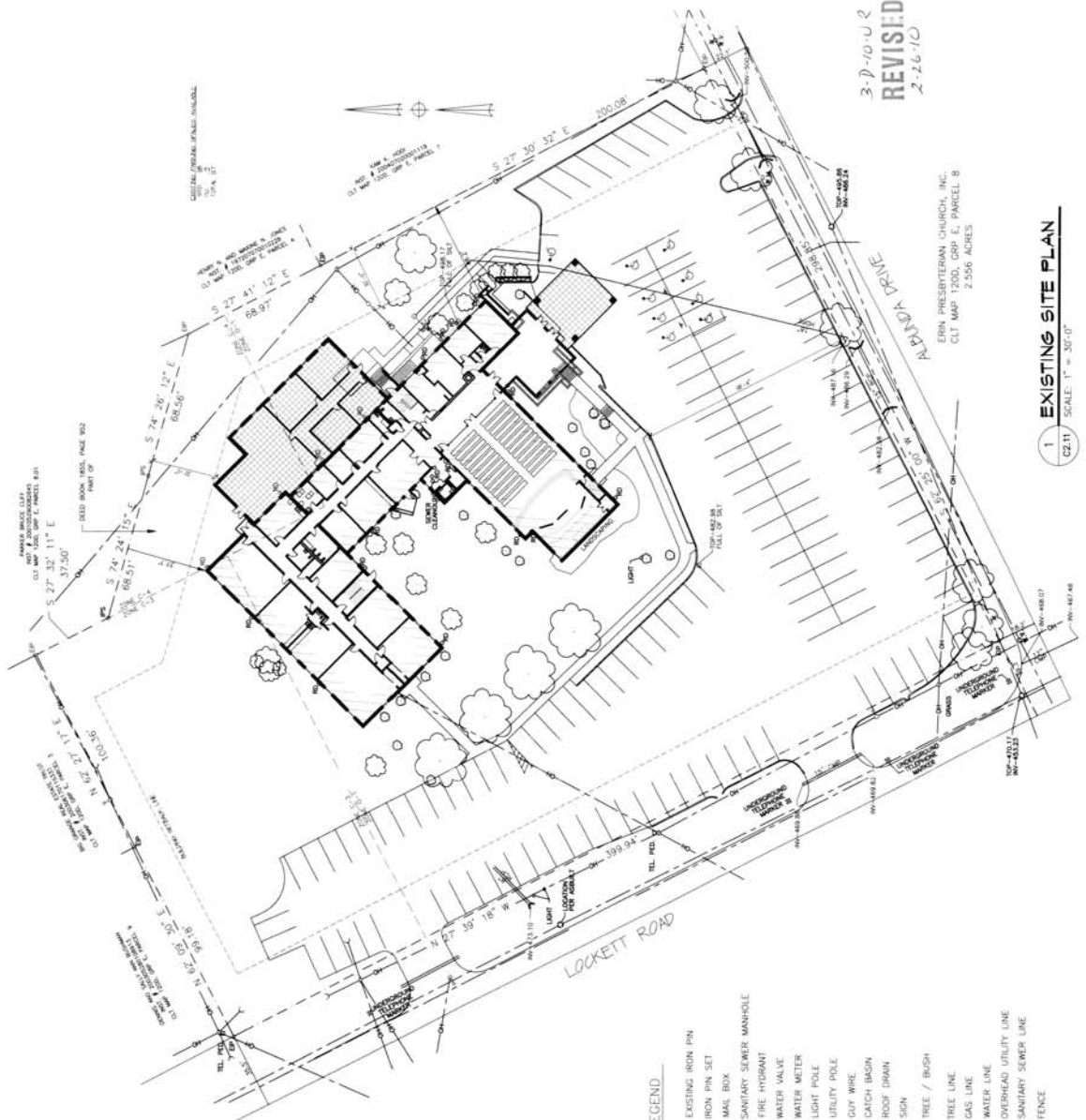


Best & Associates Architects
 175 W LAMAR ALEX PKY, KNOXVILLE, TN 37901
 PHONE 865-977-1610 FAX 865-981-1678

ERIN PRESBYTERIAN
 RENOVATION
 PHASE 2
 KNOXVILLE, TN

REVISED
 3-3-10-02
 2-26-10

02.11
 SHEET
 OF



- LEGEND**
- EP # EXISTING IRON P/N
 - IPS# IRON P/N SET
 - M#B MAIL BOX
 - SANITARY SEWER MANHOLE
 - ⊕ FIRE HYDRANT
 - WV WATER VALVE
 - W WATER METER
 - LIGHT POLE
 - UTILITY POLE
 - GUY WIRE
 - CATCH BASIN
 - ROOF DRAIN
 - SIDW
 - TREE / BUSH
 - TREE LINE
 - GAS LINE
 - WATER LINE
 - OH— OVERHEAD UTILITY LINE
 - SANITARY SEWER LINE
 - FENCE

3-3-10-02
 REVISED
 2-26-10

ERIN PRESBYTERIAN CHURCH, INC.
 CLT MAP 1200, GRD. E. PARCEL B
 2.556 ACRES

1 EXISTING SITE PLAN
 02.11 SCALE: 1" = 30'-0"