

▶ **FILE #:** 5-D-11-UR

AGENDA ITEM # 34

AGENDA DATE: 5/12/2011

▶ **APPLICANT:** CEDAR SPRINGS PRESBYTERIAN CHURCH

OWNER(S): Cedar Springs Presbyterian Church

TAX ID NUMBER: 132 F A 001

JURISDICTION: City and County Council District 2 & Commission District 5

▶ **LOCATION:** South side of Kingston Pike, east side of S. Cedar Bluff Rd.

▶ **APPX. SIZE OF TRACT:** 20.88 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban 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:** O-1 (Office, Medical, and Related Services), RA (Low Density Residential) & R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Church Youth Ministries Building and parking

HISTORY OF ZONING: Portion of property rezoned to RA (Low Density Residential) for church expansion by Knox County Commission on 1/24/2011.

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences / PC-1 (Retail and Office Park)

South: Residences / RB (General Residential) and RAE (Exclusive Residential)

East: Residences / RAE (Exclusive Residential)

West: Residences and shopping center / RB (General Residential) and 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 youth ministries building and parking lot expansion, subject to the following 7 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Submitting a subdivision plat to reflect the right-of-way closure for a portion of Brandon Rd. and any

required easements.

5. Installing all landscaping shown on the approved landscape plan within 6 months from the date the parking lots are paved.
6. All lighting shall be directed away from the adjoining properties and streets.
7. Meeting all applicable requirements of the Knoxville and Knox County Zoning Ordinances.

With the conditions noted above, this request meets the requirements for approval in the O-1, R-1 and RA zoning districts and other criteria for a use-on-review.

COMMENTS:

The applicant is proposing to add an 18,900 square foot youth ministries building to the Cedar Springs Presbyterian Church complex which is located on the south side of Kingston Pike between S. Cedar Bluff Rd. and Clearfield Rd. The new building will be located on the south side of the existing building complex in an area that is zoned O-1 (located in the City of Knoxville) and is currently a parking lot. A total of 136 parking spaces will be removed for the new building and drop off area.

A new parking area will be added to the east of the new building in an area that is zoned RA (located in Knox County). The parking lot addition and other parking lot changes around the new building will result in 167 new parking spaces. The new parking lot is in an area that was rezoned RA by Knox County Commission on January 24, 2011. This area also includes a portion of Brandon Rd. that was closed by Knox County Commission.

The required parking for a church is based on the size of the sanctuary. The required parking for this site is 656 parking spaces. With the proposed site changes there will be a total of 859 parking spaces. There are 169 spaces in an approved previous parking lot.

The applicant has submitted a landscape plan with a landscaped berm and a site lighting plan to show that the proposed parking lot that is adjacent to Clearfield Rd. will have minimal impact on the existing residential subdivision. There is no direct access from the proposed parking lot to Brandon Rd. or Clearfield Rd.

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

1. Public water and sewer utilities are available to serve the development.
2. The proposed landscape and lighting plans will reduce the impact on the adjacent residential properties.
3. 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 youth ministries building and parking lot expansion meets the requirements of the Knoxville and Knox County Zoning Ordinances.
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. With the proposed landscaping, the additional parking will not significantly injure the value of adjacent property.

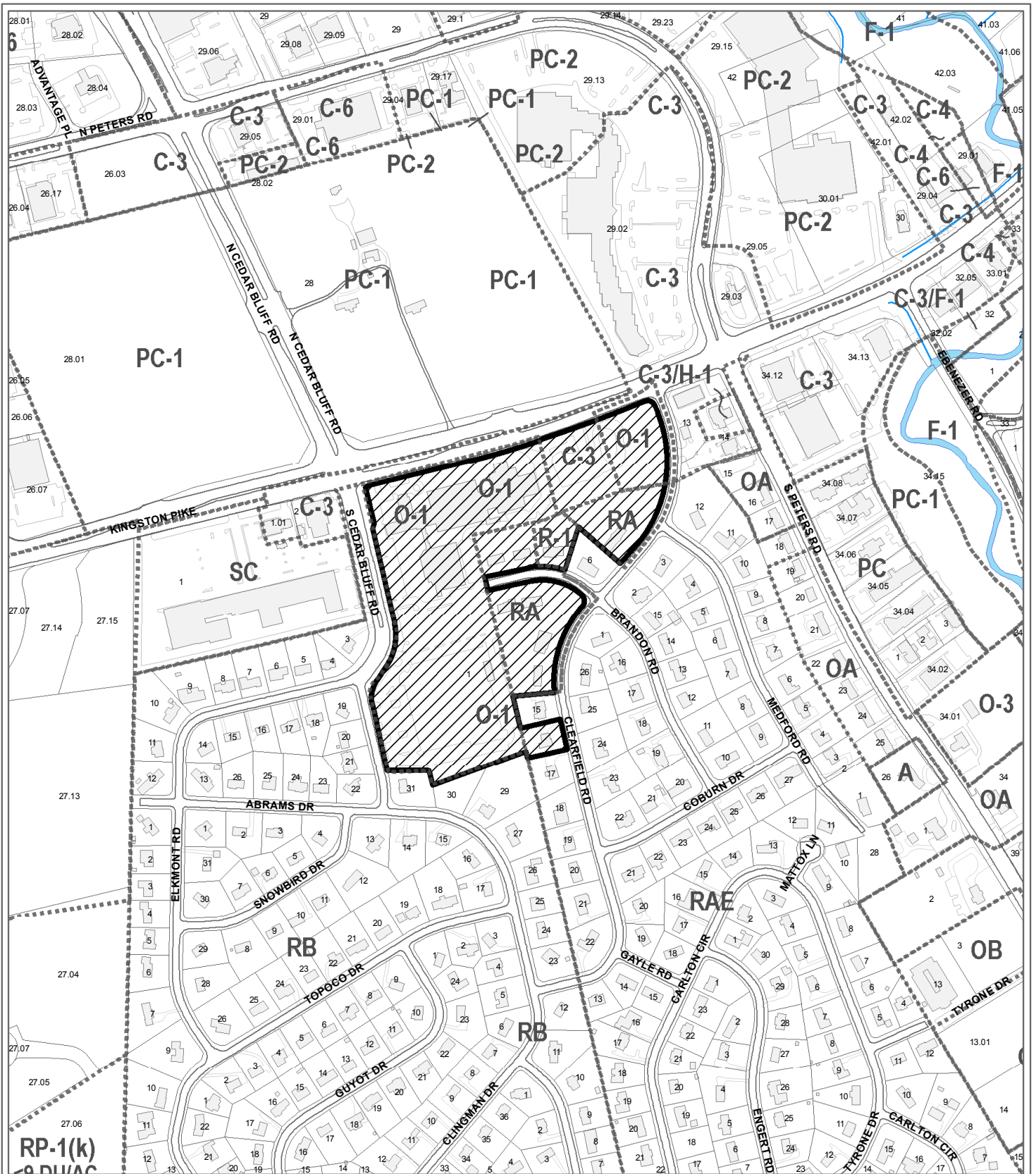
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

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 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 and County.



**5-D-11-UR
USE ON REVIEW**



Church Student Ministries Building in O-1 (Office, Medical, and Related Services), RA (Low Density Residential) & R-1 (Low Density Residential)

Original Print Date: 4/27/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Cedar Springs Presbyterian Church

Map No: 132
Jurisdiction: City and County

0 500
Feet



CEDAR SPRINGS PRESBYTERIAN CHURCH YOUTH MINISTRIES BUILDING

9132 KINGSTON PIKE
KNOXVILLE, TN 37919

PROPERTY DATA	
PARCEL CO. DT. MAP NO.	152
PANEL NUMBER	1
ASSOCIATION	CITY OF KNOXVILLE, CITY BLOCK 46346
ZONING	COMMERCIAL DISTRICT, C-1 CITY OF KNOXVILLE, DISTRICT 1 KNOX COUNTY RESIDENTIAL DISTRICT, R-1 KNOX COUNTY RESIDENTIAL DISTRICT, R-1
AREA	20.88 AC. TOTAL / 2.88 AC. DISTURBED



LOCATION MAP
SCALE: 1" = 200'



NOTES:

1. THE PROJECT SITE IS SHOWN IN SHADING ON THE VICINITY MAP AND IS IDENTIFIED BY THE PROJECT NUMBER AND MAP NO. 152.
2. PROPERTY LINES ARE SHOWN ON THE VICINITY MAP AND ARE IDENTIFIED BY THE PROJECT NUMBER AND MAP NO. 152.
3. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AND SHALL BE REVEGETATED WITH APPROPRIATE SPECIES.
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LINDSAY & MAPLES
ARCHITECTURAL, KNOXVILLE, TENNESSEE

Cannon & Cannon, Inc.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CEDAR SPRINGS PRESBYTERIAN CHURCH
KNOXVILLE, TENNESSEE

CEDAR SPRINGS PRESBYTERIAN CHURCH
DISTRICT 1, WARD 47, BLOCK 46346
KNOXVILLE, TENNESSEE

OVERALL SITE PLAN
USE ON REVIEW

PRELIMINARY FOR REVIEW ONLY

UR0.01

5-D-11-UR
REVISED
4-28-11



NOTES:

- THE BOUNDARY AND DIMENSIONS SHOWN PROVIDED BY THE PROPERTY OWNER, INC. LISTED HEREON IS 2002 PROPERTY OWNERS RECORD AND THE DIMENSIONS SHOWN ON THIS PLAN SHALL BE THE DIMENSIONS OF THE PROPERTY AS SHOWN ON THE RECORD MAP.
- ALL DIMENSIONS SHALL BE AS SHOWN ON THE RECORD MAP AND SHALL BE IN ACCORDANCE WITH THE CITY OF ANDOVER ZONING ORDINANCE.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF ANY NECESSARY PERMITS AND FEES.
- ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN SHALL BE LOCATED AND DEPTH AS SHOWN ON THE RECORD MAP.
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LEGEND:

- PROPOSED LOT BOUNDARY
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- EXIST. BOUNDARY
- ADJOINING PROPERTY LINE
- EXIST. EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXIST. EASEMENT LINE
- EXIST. STORM
- EXIST. WATER
- EXIST. GAS
- EXIST. POWER
- EXIST. LIGHT
- EXIST. FENCE
- EXIST. SIGN

PARKING REQUIREMENTS:

THE PROPOSED DEVELOPMENT SHALL PROVIDE THE FOLLOWING NUMBER OF PARKING SPACES:

- 1. TOTAL PARKING SPACES: 147
- 2. VISITOR PARKING SPACES: 10
- 3. SERVICE PARKING SPACES: 10
- 4. TOTAL PARKING SPACES: 147

UTILITIES:

- 1. WATER: 10" DIA. AT 10' DEPTH
- 2. SEWER: 10" DIA. AT 10' DEPTH
- 3. GAS: 8" DIA. AT 10' DEPTH
- 4. POWER: 4" DIA. AT 10' DEPTH
- 5. TELEPHONE: 4" DIA. AT 10' DEPTH
- 6. CABLE: 4" DIA. AT 10' DEPTH

CEILING FINISHES:

- 1. GYMNASIUM: POP CORE
- 2. OFFICES: POP CORE
- 3. CLASSROOMS: POP CORE
- 4. STUDENT COMMONS: POP CORE
- 5. COMMUNITY CENTER: POP CORE
- 6. STORAGE: CONCRETE
- 7. MECHANICAL: CONCRETE
- 8. ELEVATOR: CONCRETE
- 9. STAIRS: CONCRETE
- 10. HALLWAYS: CONCRETE
- 11. RESTROOMS: CONCRETE
- 12. ENTRY: CONCRETE
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- 691. WAITING: CONCRETE
- 692. CONFERENCE: CONCRETE
- 693. MEETING

IN STATE PLANE (NO 67)
 SCALE = 1" = 30'
 CONSTRUCTION LINE SYSTEM
 ADJUSTED BY A FACTOR OF 1.0000

PROJECT SITE
 VICINITY MAP (NOT TO SCALE)

NOTES:

1. EXISTING LOT LINES AND THE SHAPE OF POLYLINE CORNER POINTS SHALL BE AS SHOWN.
2. ALL CONDUITS TO BE INSTALLED SHALL BE INSTALLED BY CONTRACTOR.
3. ALL CONDUITS TO BE INSTALLED SHALL BE INSTALLED BY CONTRACTOR.
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10. ALL CONDUITS TO BE INSTALLED SHALL BE INSTALLED BY CONTRACTOR.

LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING FENCE
- PROPOSED ELECTRIC LINE
- PROPOSED SANITARY LINE
- PROPOSED GAS LINE
- PROPOSED LIGHTING FIXTURES

LINDSAY & MAPLES
 ARCHITECTS, P.C. - KNOXVILLE, TENNESSEE

Cannon & Cannon, Inc.
 CONSULTING ENGINEERS
 1111 N. WASHINGTON ST.
 KNOXVILLE, TENNESSEE 37903
 615-522-4444

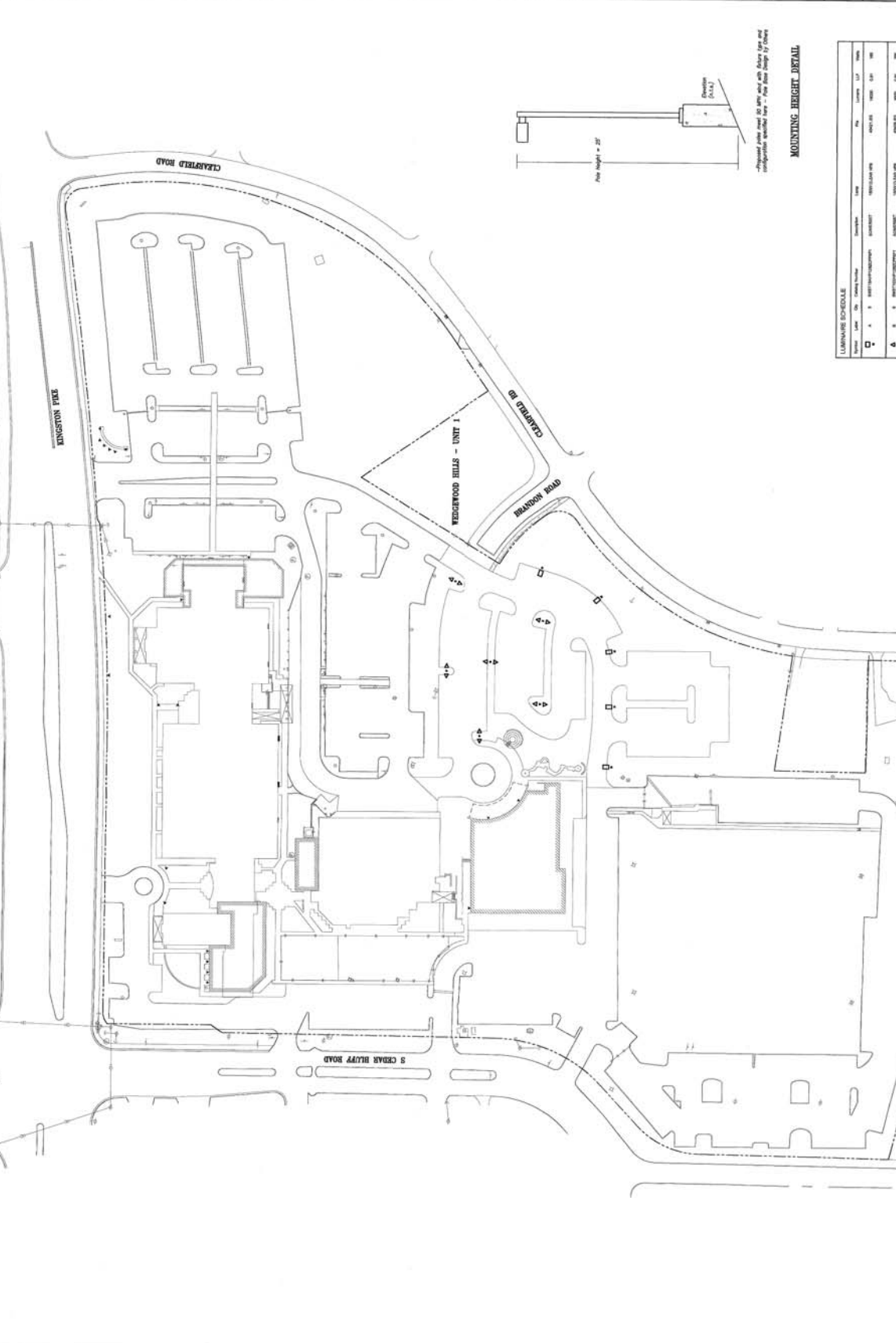
CEDAR SPRINGS PRESBYTERIAN CHURCH
 YOUTH MINISTRIES BUILDING
 1046 CEDAR BLUFF ROAD
 KNOXVILLE, TENNESSEE 37922

SITE LIGHTING PLAN

DATE: 10/27/10
 DRAWN BY: J. L. HARRIS
 CHECKED BY: J. L. HARRIS

PRELIMINARY FOR REVIEW ONLY

SL1.01



MOUNTING HEIGHT DETAIL

30' Pole Height

30' Mounting Height

30' Fixture Height

30' Total Height

30' Pole Height

30' Mounting Height

30' Fixture Height

30' Total Height

30' Pole Height

30' Mounting Height

30' Fixture Height

30' Total Height

LUMINAIRE SCHEDULE

Quantity	Model	Manufacturer	Notes
1	1000	1000	1000
2	2000	2000	2000
3	3000	3000	3000
4	4000	4000	4000
5	5000	5000	5000
6	6000	6000	6000
7	7000	7000	7000
8	8000	8000	8000
9	9000	9000	9000
10	10000	10000	10000

5-D-11-11-11
 REVISED
 11/11/11

CEDAR SPRINGS



PROJECT SITE
VICINITY MAP
NOT TO SCALE

NOTES:
1. REFER TO SHEET SL1.01 FOR SITE LAYOUT NOTES.

LEGEND

- FIRST WATER LINE
- FIRST GAS LINE
- FIRST SANITARY SEWER
- FIRST UNDERGROUND ELECTRIC
- FIRST FIRE HYDRANT
- FIRST WATER METER
- FIRST FENCE
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED SANITARY SEWER
- PROPOSED LIGHT FIXTURE

LINDSAY & MAPLES
ARCHITECTURE INC. CUMMINGSVILLE, TENNESSEE

Cannon & Cannon, Inc.
CUMMINGSVILLE, TENNESSEE

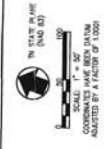
CEAR SPRINGS SUBMITTAL CHECKLIST
DATE: 04/24/11
BY: [Signature]

CEAR SPRINGS SUBMITTAL CHECKLIST
DATE: 04/24/11
BY: [Signature]

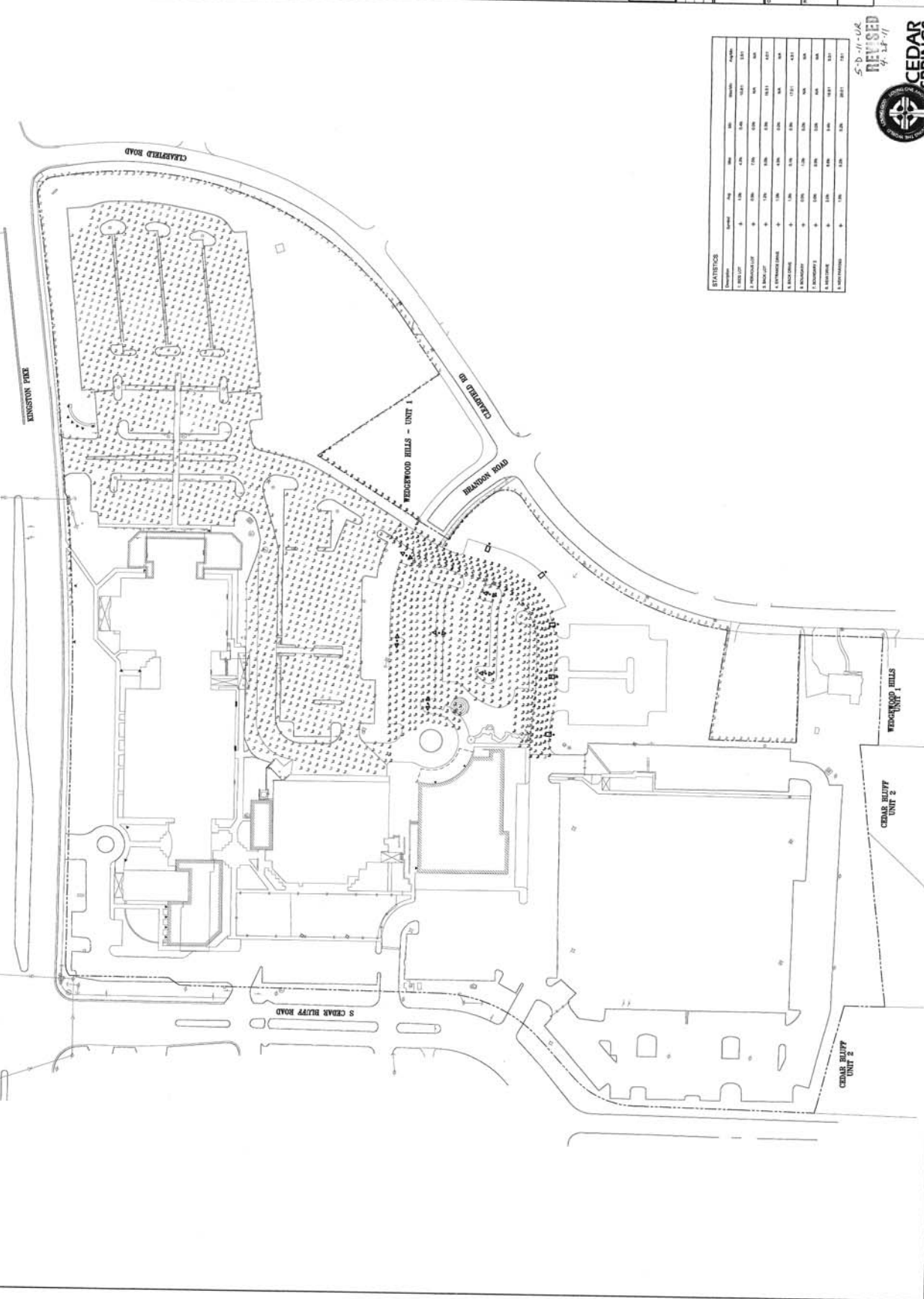
SITE LIGHTING PHOTOGRAPHIC PLAN
DATE: 04/24/11
BY: [Signature]

PRELIMINARY FOR REVIEW ONLY

SL1.02



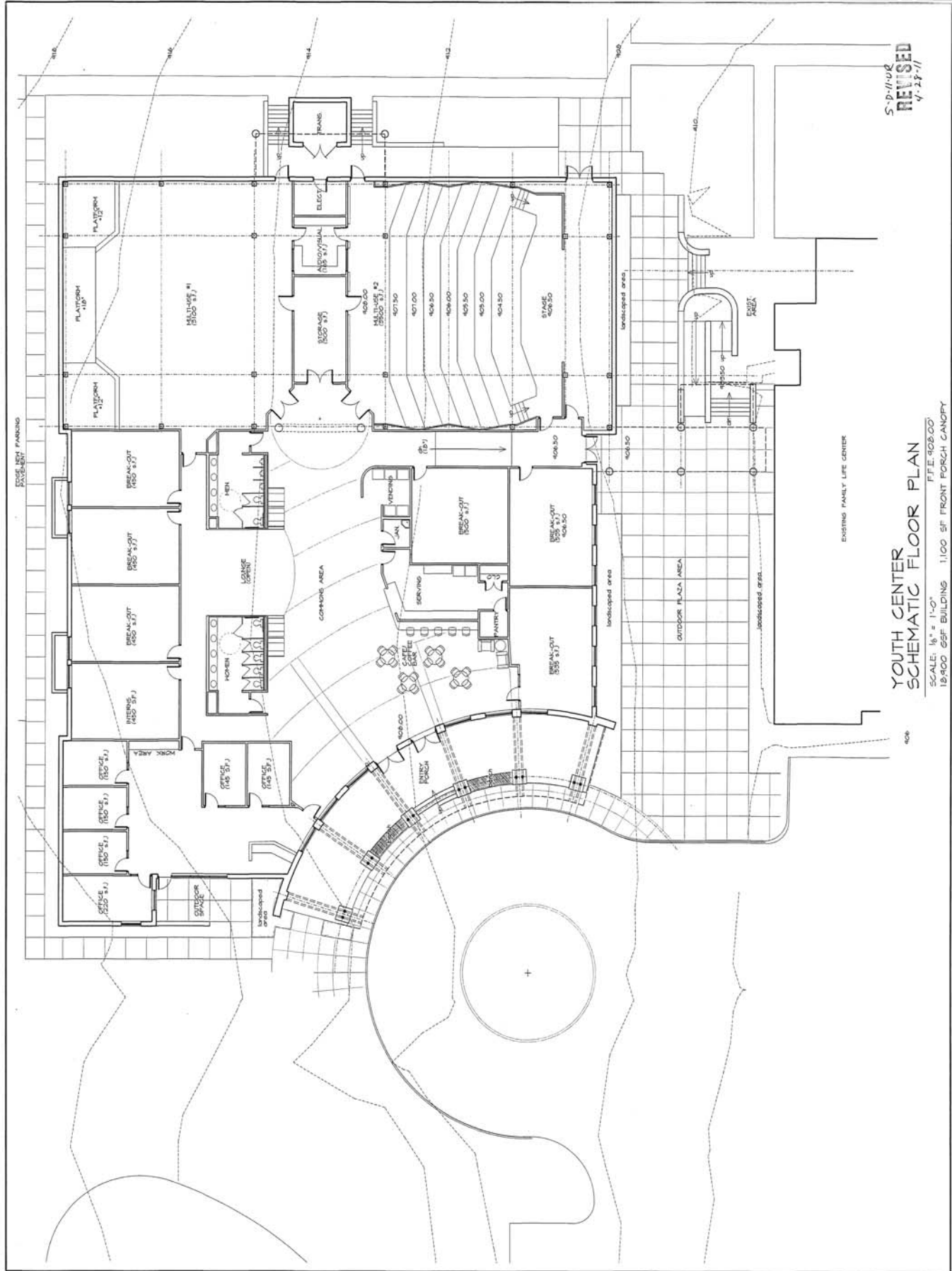
1. REFER TO SHEET SL1.01 FOR SITE LAYOUT NOTES.



STATISTICS

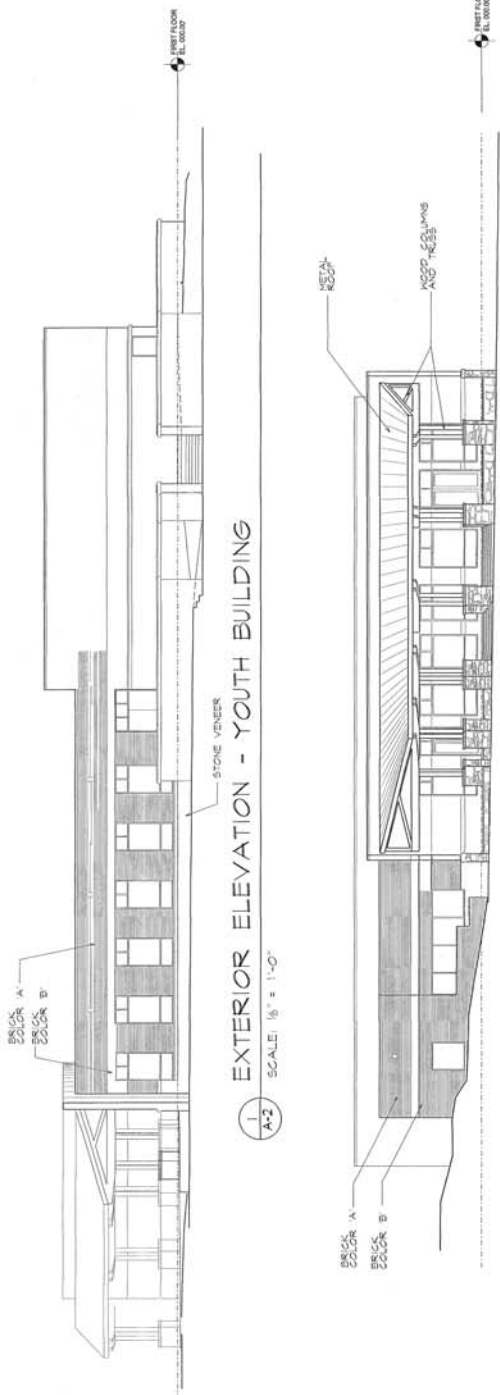
Item	Quantity	Unit	Notes
1. TOTAL AREA	1,128,000	SQ. FT.	
2. TOTAL PERIMETER	1,128,000	FEET	
3. TOTAL LENGTH	1,128,000	FEET	
4. TOTAL WIDTH	1,128,000	FEET	
5. TOTAL HEIGHT	1,128,000	FEET	
6. TOTAL VOLUME	1,128,000	CUBIC FEET	
7. TOTAL WEIGHT	1,128,000	POUNDS	
8. TOTAL MASS	1,128,000	POUNDS	
9. TOTAL ENERGY	1,128,000	BTU	
10. TOTAL COST	1,128,000	DOLLARS	

REVISED
4/24/11
CEAR SPRINGS



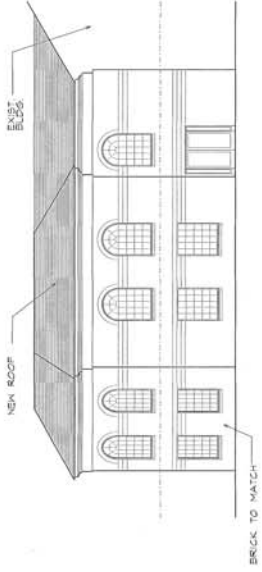
5-10-11/02
 REUSED
 4-11-11

YOUTH CENTER SCHEMATIC FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 1800 GSF BUILDING 1100 SF FRONT PORCH CANOPY
 EFE 908&00

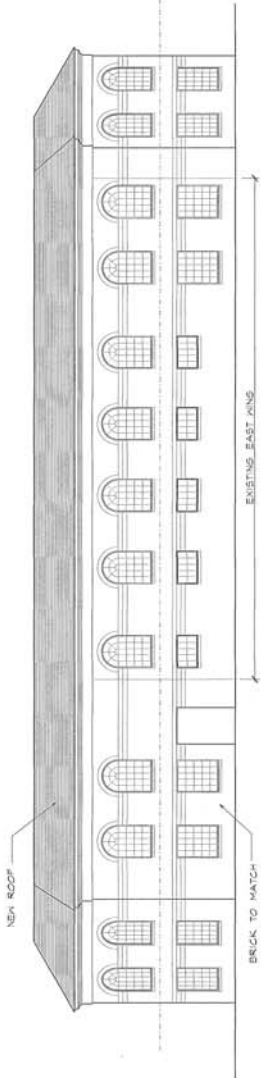


1 A-2 EXTERIOR ELEVATION - YOUTH BUILDING
 SCALE: 1/8" = 1'-0"

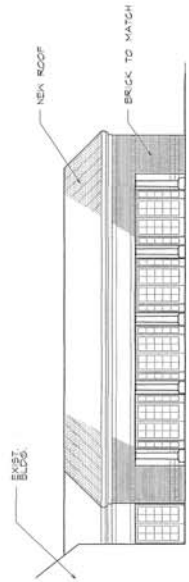
2 A-2 EXTERIOR ELEVATION - YOUTH BUILDING
 SCALE: 1/8" = 1'-0"



4 A-2 EXTERIOR ELEVATION - EAST WING ADD.
 SCALE: 1/8" = 1'-0"



5 A-2 EXTERIOR ELEVATION - EAST WING ADD.
 SCALE: 1/8" = 1'-0"



5 A-2 EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

5-D-11-02