

▶ **FILE #:** 10-A-11-UR

**AGENDA ITEM #** 37

**AGENDA DATE:** 10/13/2011

▶ **APPLICANT:** ABIDING GLORY MINISTRIES

OWNER(S): Scott Hughes

TAX ID NUMBER: 107 I B 01801 AND PART OF 018

JURISDICTION: City Council District 2

▶ **LOCATION:** West side of Kirby Rd., north side of Papermill Dr.

▶ **APPX. SIZE OF TRACT:** 12.24 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Kirby Rd., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** RP-1 (Planned Residential) & O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Former fitness facility

▶ **PROPOSED USE:** Church

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential)

South: I-40 / R-1 (Low Density Residential)

East: Hotel / O-1 (Office, Medical, and Related Services)

West: Offices / O-3 (Office Park)

NEIGHBORHOOD CONTEXT: The site is located in a mixed office area on the north side of the I-40 exit at Papermill Dr. and serves as a transition zone to the low density residential development to the north and northeast.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for a church in the RP-1 and O-1 zones subject to 7 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Providing the required on-site parking for the church or a combination of on-site parking and joint parking facilities in compliance with the Knoxville Zoning Ordinance, prior to the issuance of a Certificate of Occupancy for the church.
3. Working with the Knox County Property Assessor's Office on correcting the tax parcel boundaries for the leasehold boundaries for the church and Red Roof Inn sites.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.

5. All signage for the development is subject to approval by the Knoxville Sign Inspector.
6. Installation of landscaping as shown on the landscape plan with the completion of the proposed parking lot additions. 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 Zoning Ordinance.

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

#### **COMMENTS:**

The applicant has submitted a request to utilize a former fitness center building and site for a church. The site which is located at 1501 Kirby Rd. is zoned RP-1 (Planned Residential) and O-1 (Office, Medical, and Related Services). Both zoning districts allow consideration of a church through the use on review process. Access to the site is off of Kirby Rd., a local street that provides access to Papermill Dr. and Lonas Dr. which are major collector streets. The site adjoins the Red Roof Inn property which is to the east.

Approximately 60% of the existing building will be renovated for the church for the auditorium, multi-purpose room, classrooms and other activity rooms. There is an indoor soccer field and basketball court that will remain in use for the church's congregation.

Parking for the church is based on one space per three seats in the auditorium, or one space per 25 square feet of usable floor area of the auditorium, whichever is greater. The 840 seat auditorium would require 280 parking spaces. The auditorium has 7865 square feet of usable floor area requiring 315 parking spaces. There are 128 existing parking spaces on site. The applicant has submitted a plan for the addition of 236 spaces between the existing parking area and Lonas Dr. for a total of 364 parking spaces. The proposed parking area will include an access drive onto Lonas Dr.

The applicant is working with Pilot Corporation on a joint parking facilities agreement to utilize the existing parking for the office complex. A new walking path and stairway is proposed to connect the two sites. Their phase one parking plan would be to use only the existing parking on site and the joint parking from the adjoining property. Churches may establish joint parking facilities not to exceed fifty percent of the required spaces. The second phase parking plan would include the new parking lots on site if needed.

#### **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. With the conversion of the existing building for use as a church there should be minimal impact on the existing residential neighborhood to the north.

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

1. The proposed church, with the recommended conditions, meets the standards for development within the RP-1 and O-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 significant traffic through residential areas since Kirby Rd. is located along the external boundary of the residential neighborhood to the east and has a short connection to Papermill Dr. and Lonas Dr., both major collector streets.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

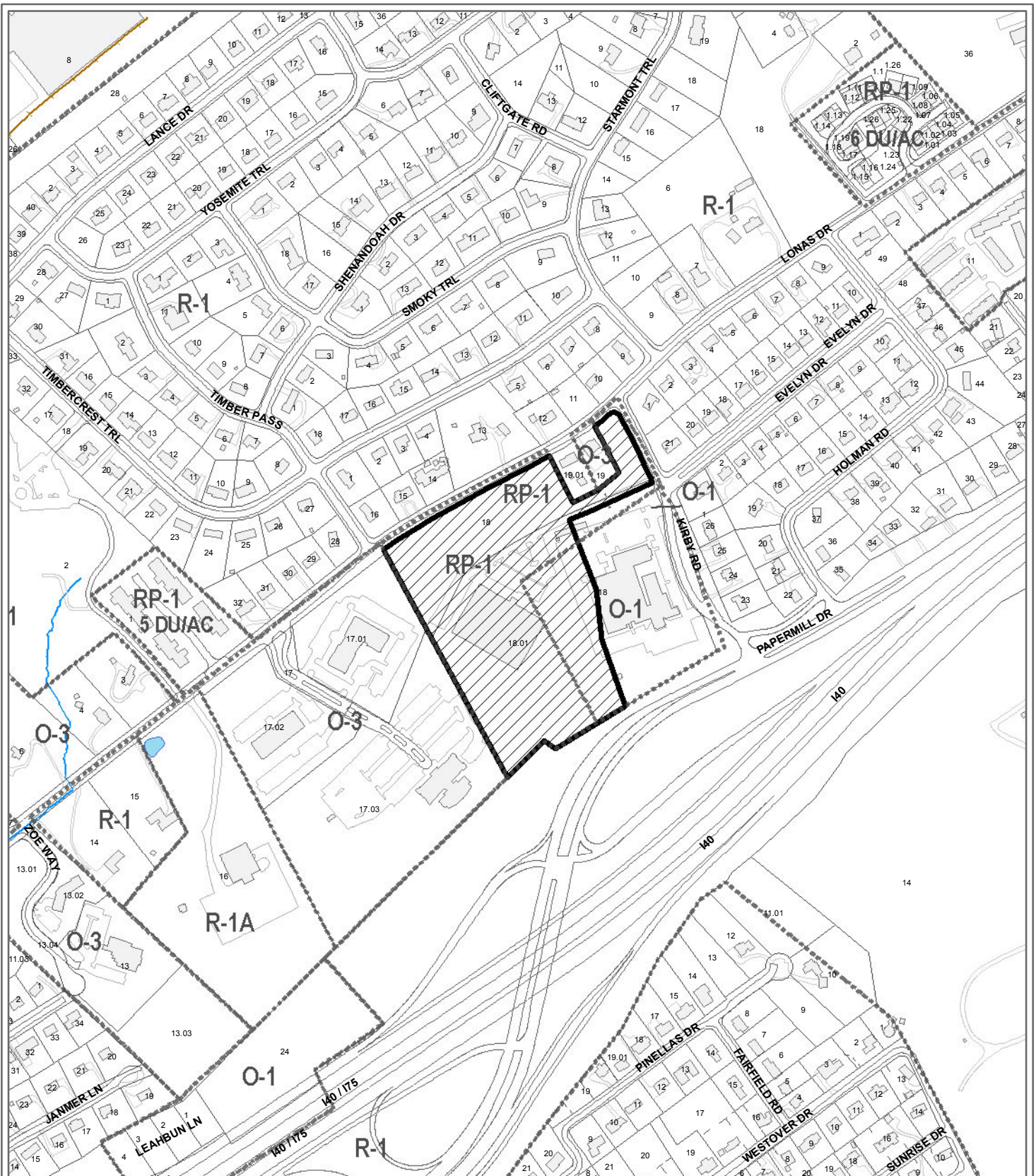
1. The Northwest City Sector Plan designates the property for office use. The One Year Plan identifies the property for mixed use (office and low density residential) and office use.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 288 (average daily vehicle trips)

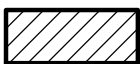
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**10-A-11-UR  
USE ON REVIEW**



Church in RP-1 (Planned Residential) & O-1 (Office, Medical, and Related Services)

Original Print Date: 9/28/2011

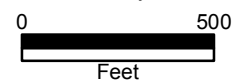
Revised:

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

Petitioner: Abiding Glory Ministries

Map No: 107

Jurisdiction: City

















1501 KIRBY ROAD  
KNOXVILLE, TN 37916  
615.331.8200  
WWW.DKDESIGN.COM

No.	Description	Date
1	MPC Revision	10.13.2011

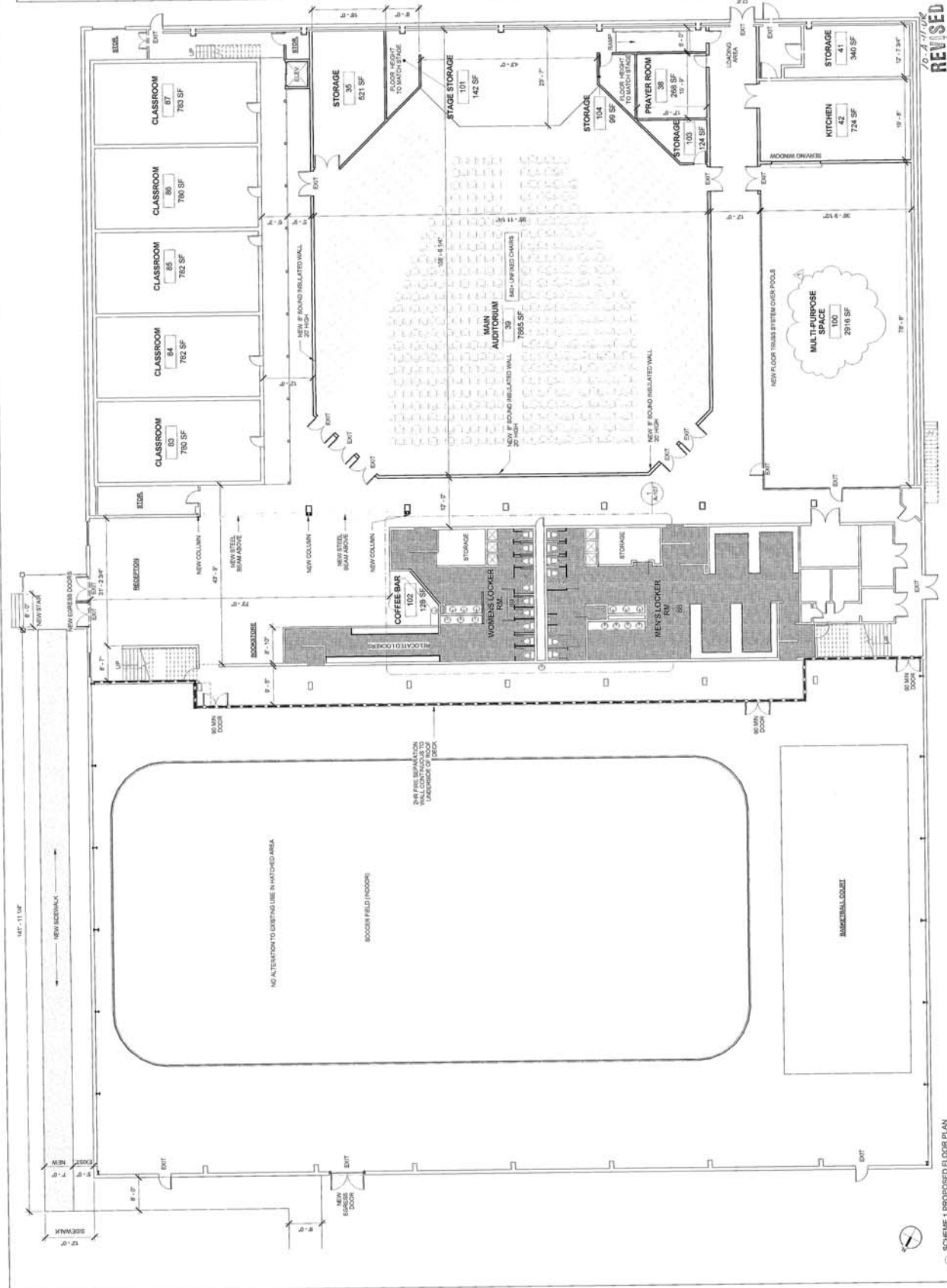
1501 KIRBY ROAD  
KNOXVILLE TN

**SCHEME 1 FLOOR PLAN**

Project number: AS 08.01  
Date: 08.01.2011  
Drawn by: Author  
Checked by: Checker

**A-104**

Scale: 3/32" = 1'-0"



10-A-1104  
REVISED  
7/3/11

1. SCHEME 1 PROPOSED FLOOR PLAN  
3/32" = 1'-0"

