

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

▶ **FILE #:** 11-A-11-UR **AGENDA ITEM #:** 43
 POSTPONEMENT(S): 11/10/2011-3/8/2012 **AGENDA DATE:** 4/12/2012
 ▶ **APPLICANT:** REV. ALAN SMITH
 OWNER(S): Grace Covenant Church

TAX ID NUMBER: 118 164
 JURISDICTION: City Council District 2
 ▶ **LOCATION:** South side of Dutchtown Rd., west of Rennboro Rd.
 ▶ **APPX. SIZE OF TRACT:** 7.98 acres
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via Dutchtown Rd., a minor arterial street with a three lane pavement section with a 40' pavement width and a required right-of-way of 88'.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Turkey Creek

▶ **ZONING:** A-1 (General Agricultural)
 ▶ **EXISTING LAND USE:** Church and school
 ▶ **PROPOSED USE:** Expansion/addition to church and school facility
 HISTORY OF ZONING: None noted
 SURROUNDING LAND USE AND ZONING: North: Residences / BP (Business and Technology) & RA (Low Density Residential)
 South: Residences and school bus storage yard /A-1 (General Agricultural) & A (Agricultural)
 East: Residences / A (Agricultural) & RA (Low Density Residential)
 West: Vacant land / C-6 (General Commercial Park)
 NEIGHBORHOOD CONTEXT: The site is located in a transition area between low density residential development to the east, north and south, and commercial development to the west at the Pellissippi Parkway / Dutchtown Rd. interchange.

STAFF RECOMMENDATION:

- ▶ **APPROVE** the request for the church expansion as shown on the development plan subject to 4 conditions
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
 2. Meeting all applicable requirements of the City of Knoxville's Stormwater and Street Ordinance
 3. Meeting all requirements of the Knoxville Department of Engineering.
 4. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the A-1 Zone and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to build an addition to an existing church located on the south side of Dutchtown Rd. east of Mabry Hood Rd. Grace Covenant Baptist Church originally received a use on review approval from the Planning Commission on February 11, 1999. The addition of approximately 3800 square feet will be used for classrooms, office and multi-purpose space. The addition will not increase the capacity of the auditorium for the church. Parking for a church is based on the size or seating within the auditorium.

The new addition will require the relocation of some of the existing parking. The applicant was granted a variance by the Knoxville Board of Zoning Appeals on February 16, 2012 to reduce the required parking from 136 spaces to 108 spaces which are designated on the revised development plan.

The church site is located in three drainage basins which could require up to three separate detention ponds to address stormwater runoff for the proposed development. The applicant will be working with the Knoxville Department of Engineering staff on developing a stormwater management plan for the site.

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

1. The proposed church addition will have minimal impact on traffic in the area since the expansion is not increasing the area of the church's auditorium.
2. All utilities are in place to serve this site.
3. The use as proposed will have little or no impact on the surrounding commercial or residential uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed church expansion 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 additional traffic through residential areas,
2. The plan meets all requirements of the Zoning Ordinance.

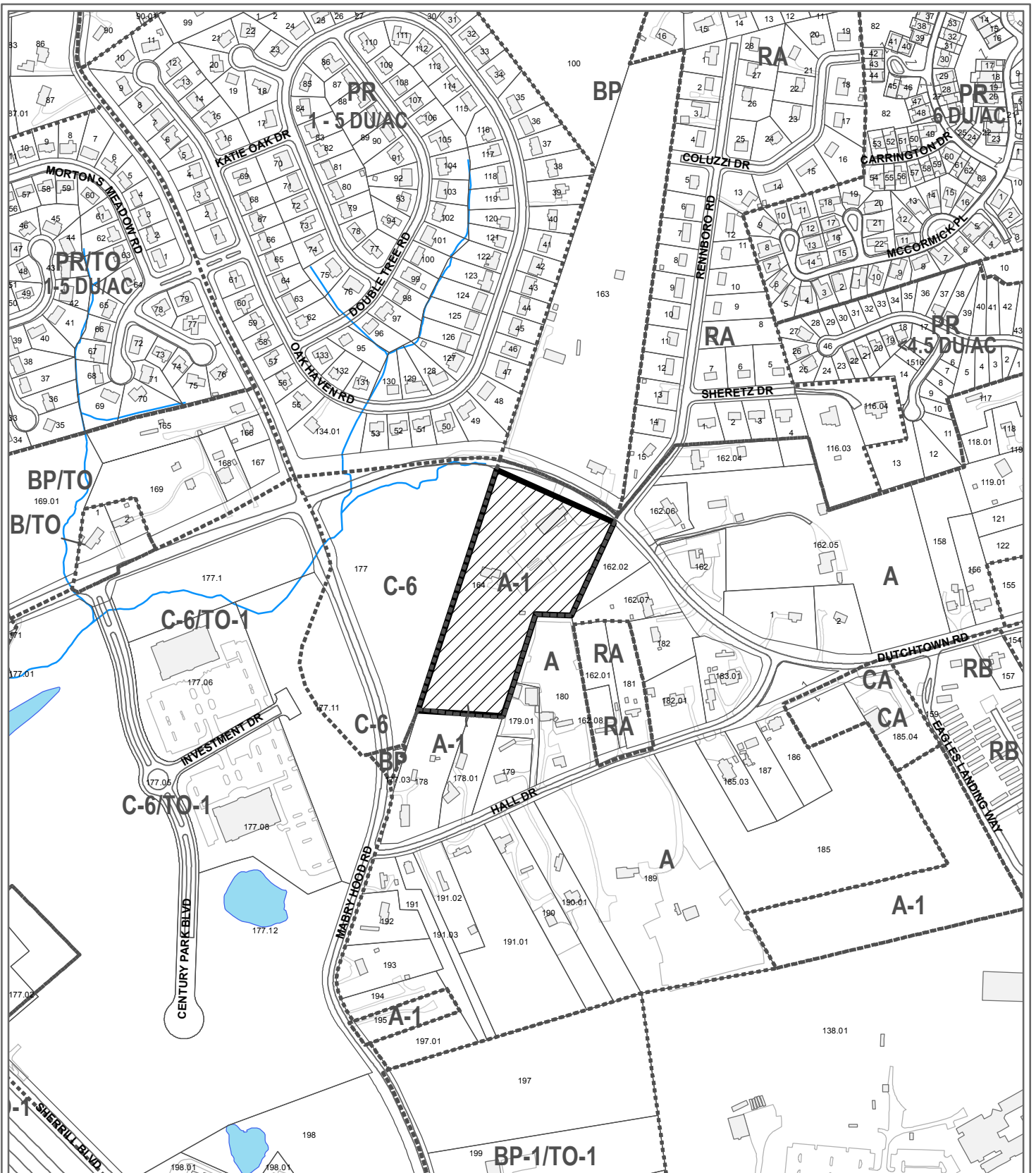
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The One Year Plan identifies the property for civic/institutional use which is consistent with the present and proposed use of the property.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

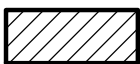
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



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



Expansion/addition to church and school facility with after school care in A-1 (General Agricultural)

Petitioner: Rev. Alan Smith

Map No: 118

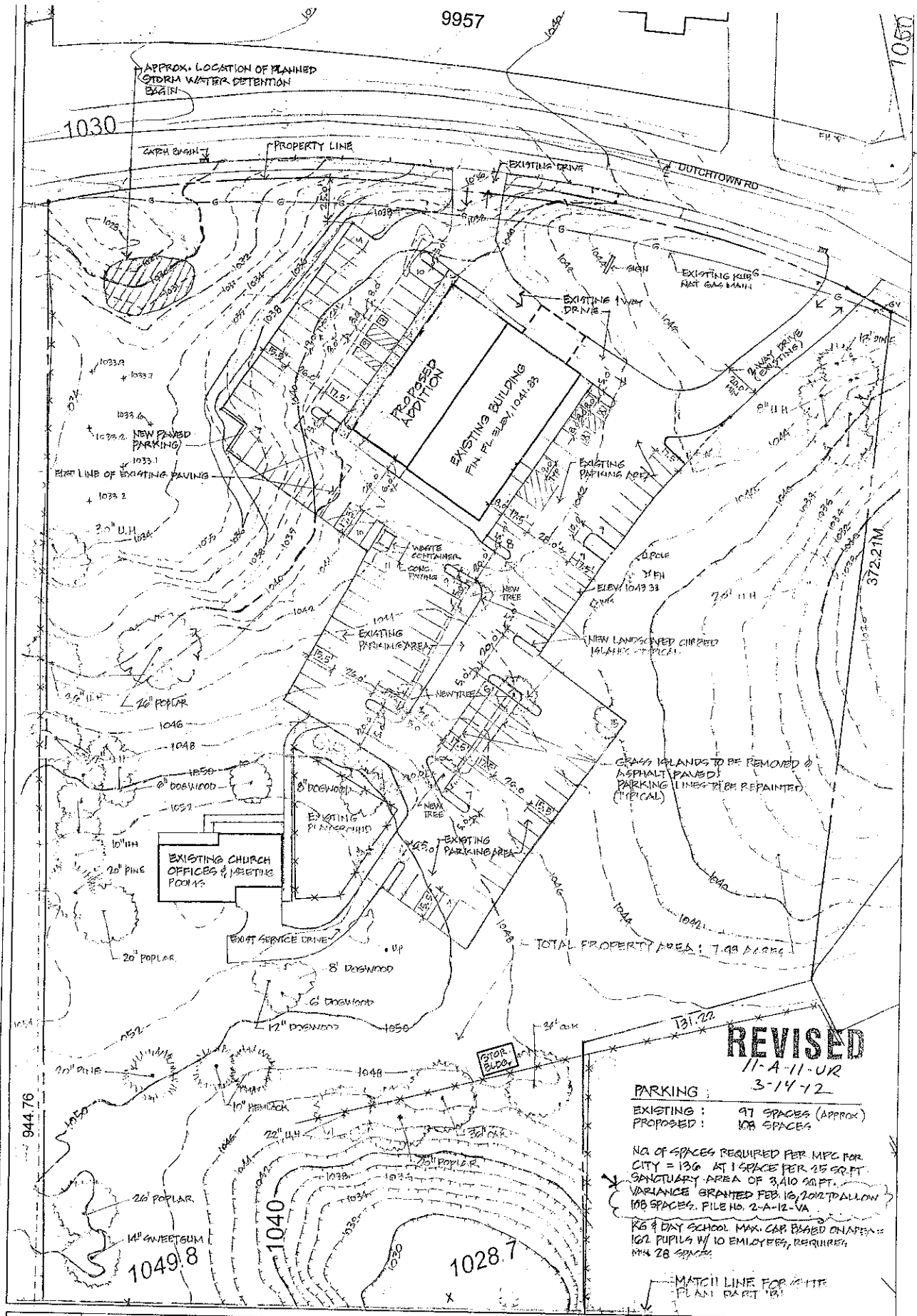
Jurisdiction: City



Original Print Date: 10/26/2011

Revised:

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



APPROX. LOCATION OF PLANNED
STORM WATER DETENTION
BASIN

9957

1030

PROPERTY LINE

EXISTING DRIVE

DUTCHTOWN RD

PROPOSED
ADDITION

EXISTING BUILDING
FIN. PL. 1041.33

NEW PAVED
PARKING

WEST LINE OF EXISTING PAVING

EXISTING CHURCH
OFFICES & MEETING
ROOMS

TOTAL PROPERTY AREA: 7.48 ACRES

REVISED
11-A-11-UR
3-14-12

PARKING:
EXISTING: 97 SPACES (APPROX)
PROPOSED: 108 SPACES

NO. OF SPACES REQUIRED PER MPC FOR
CITY = 136 AT 1 SPACE PER 25 SQ. FT.
SANCTUARY AREA OF 3,410 SQ. FT.
VARIANCE GRANTED FEB. 16, 2012 TO ALLOW
108 SPACES. FILE NO. 2-A-12-VA

K-8 DAY SCHOOL MAX. CAP. BASED ON OPEN =
102 PUPILS W/ 10 EMPLOYEES, REQUIRES
MIN 28 SPACES

MATCH LINE FOR WHITE
PLAN PART 101

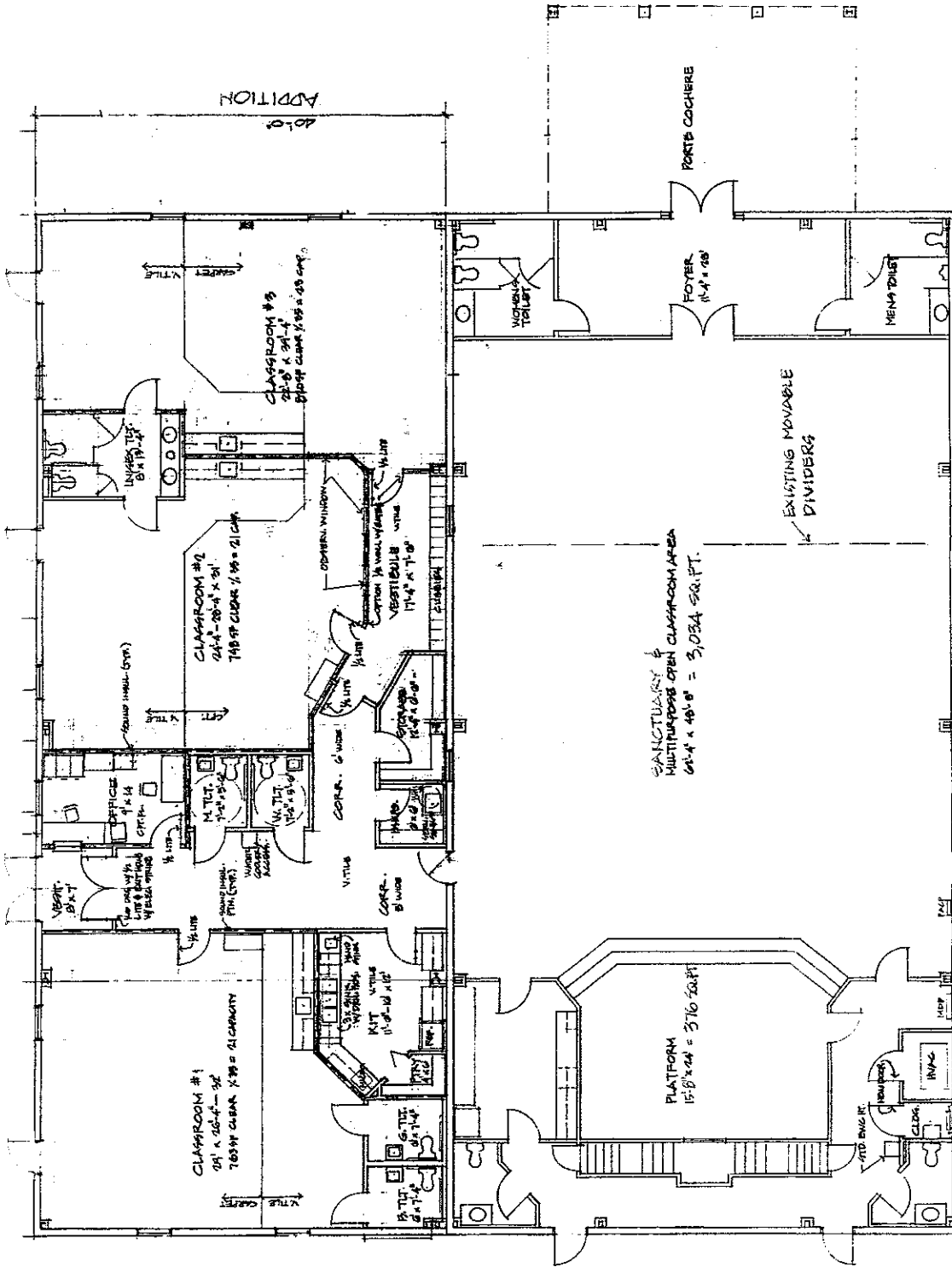


ADDITION TO
**GRACE COVENANT BAPTIST CHURCH
& GRACE COVENANT ACADEMY**
9956 DUTCHTOWN ROAD
KNOXVILLE, TENNESSEE



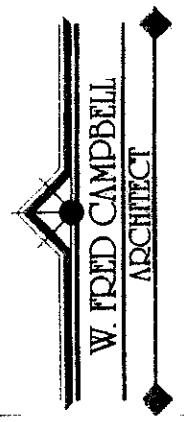
SITE PLAN
0 15 30 60
Feet
SCALE: 1" = 50'

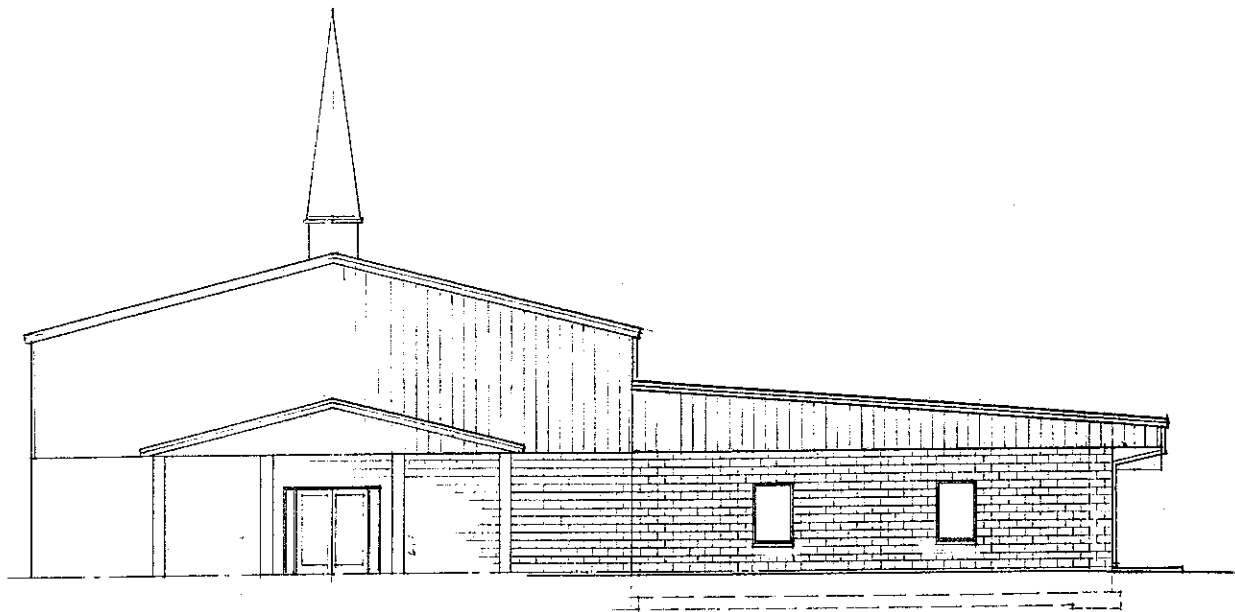
SEPT. 24, 2011 REVISED: 1/12/11



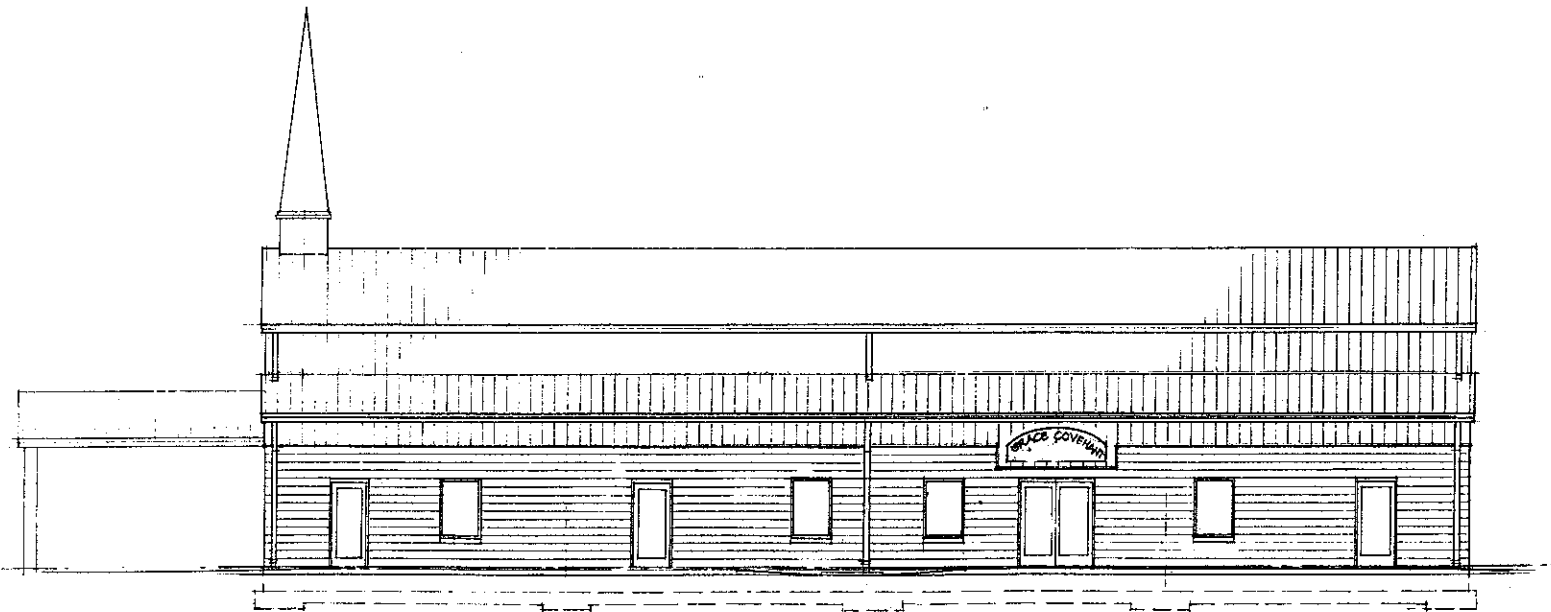
ADDITION TO
GRACE COVENANT BAPTIST CHURCH
& GRACE COVENANT ACADEMY
 9956 DUTCOTOWN ROAD
 KNOXVILLE, TENNESSEE

FLOOR PLAN
 SCALE : 1/16" = 1'-0"
 SEPT. 24, 2011
 REVISED : DEC. 27, 2011





NE FRONT ELEVATION



NW SIDE ELEVATION



ADDITION TO
GRACE COVENANT BAPTIST CHURCH
& GRACE COVENANT ACADEMY
9956 DUTCHTOWN ROAD
KNOXVILLE, TENNESSEE

MPC ^{3/24/12} April 12, 2012

Agenda Item # 43