

▶ **FILE #:** 9-D-12-UR

AGENDA ITEM #: 44

AGENDA DATE: 9/13/2012

▶ **APPLICANT:** **DAMON A FALCONNIER, NCARB**

OWNER(S): Alice Bell Baptist Church

TAX ID NUMBER: 70 C B 003

JURISDICTION: City Council District 4

▶ **LOCATION:** **West and south side of Alice Bell Rd., south end of Belleview Rd.**

▶ **APPX. SIZE OF TRACT:** **6.1 acres**

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Alice Bell Rd., a local street with an 18' - 20' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **ZONING:** **R-1 (Low Density Residential)**

▶ **EXISTING LAND USE:** **Church**

▶ **PROPOSED USE:** **Church / Family Life Center**

HISTORY OF ZONING: None noted

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

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

East: Church and residences / R-1 (Low Density Residential)

West: Residences and public recreational facilities / R-1 (Low Density Residential) & OS-2 (Park and Open Space)

NEIGHBORHOOD CONTEXT: The site is located in an established residential neighborhood that also includes some public and institutional uses.

STAFF RECOMMENDATION:

▶ **APPROVE the existing church facilities and proposed family life center 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. Providing the required on-site parking for the church in compliance with the Knoxville Zoning Ordinance requirements or obtaining any applicable variances from those standards from the Knoxville Board of Zoning Appeals.
3. Meeting all requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

COMMENTS:

This application is for a new family life center for the Alice Bell Baptist Church located on the west side of Alice Bell Rd. at the intersection with Bellview Rd. The church is located on the section of Alice Bell Rd., north of Washington Pike.

Churches are allowed within the R-1 zoning district through a use on review approval. Records indicate that the church may have been on this site since the early 1950's. There is no record of a use on review approval for the church. There was a use on review approval granted for a day care center at the church in 1995. It is staff's recommendation that this approval be granted for the existing church facilities and the new family life center.

The applicant is proposing to replace a portion of an existing building that has several structural problems with a new building of approximately 10,984 square feet. The footprint of the new building will require alteration of a portion of the parking lot which will improve the parking lot and driveway connection onto Alice Bell Rd. on the north side of the site. Some of the replacement parking will be located on the east side of the site. The total number of parking spaces will remain the same. Parking for the church is based on the church's sanctuary. Since the proposed family life center will not increase the capacity of the sanctuary, no additional parking is required for the new building.

Since the proposed development is modifying the existing parking lot, variances are required from the parking standards that the existing parking lot does not comply with. The applicant has applied to the Knoxville Board of Zoning Appeals for the applicable variances.

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 sanctuary.
2. All utilities are in place to serve this site.
3. The use as proposed will have minimal impact on the surrounding residential and institutional 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 applicable requirements of the Zoning Ordinance.

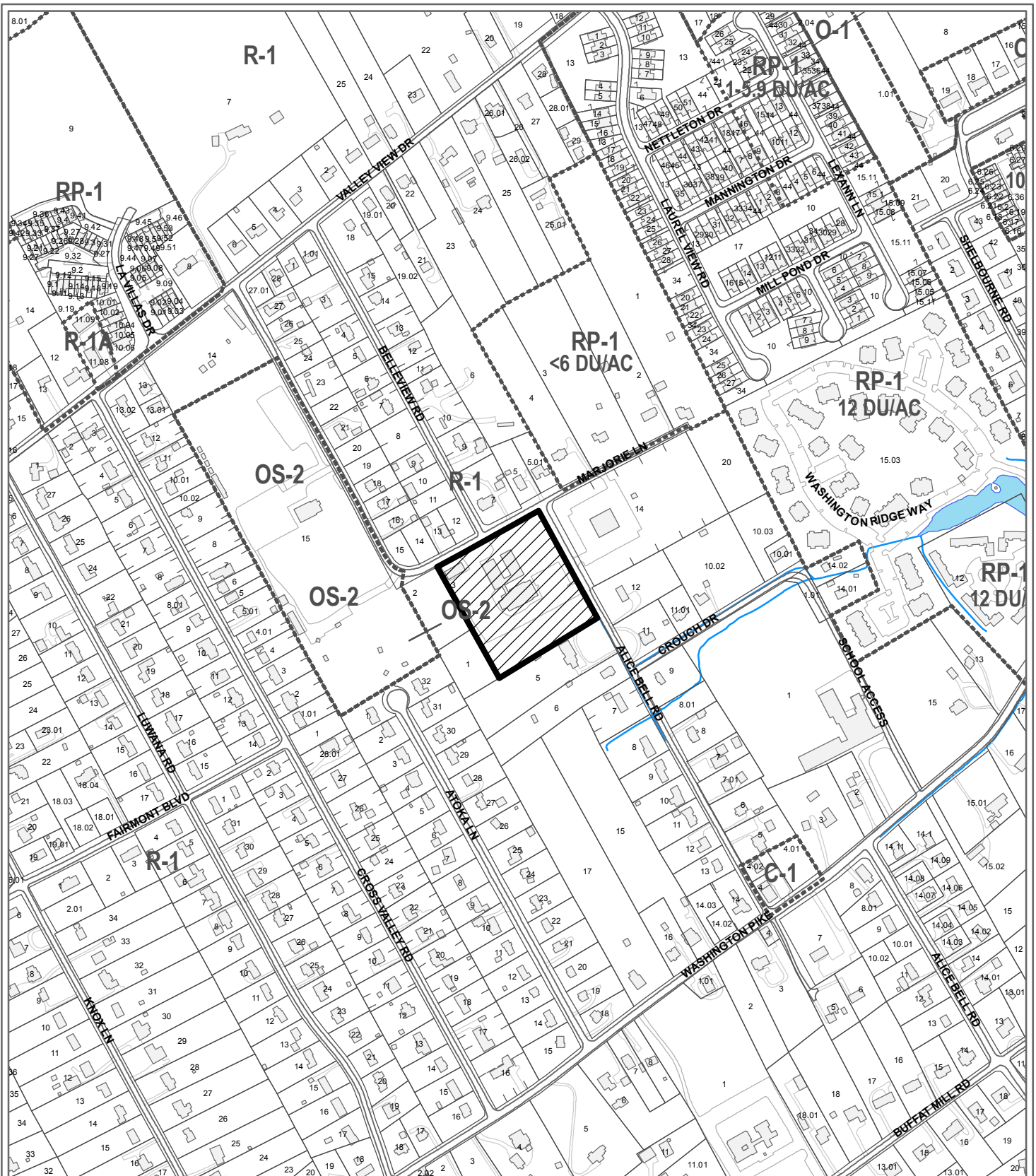
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan and Knoxville One Year Plan identify this property for low density residential use. The Knoxville Zoning Ordinance allows consideration of church facilities through the use on review process.
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.



**9-D-12-UR
USE ON REVIEW**



Church / Family Life Center in R-1 (Low Density Residential)

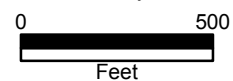
Original Print Date: 8/30/2012
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

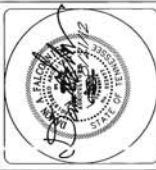
Revised:

Petitioner: Damon A Falconnier, NCARB

Map No: 70

Jurisdiction: City





FAMILY LIFE CENTER

A JCE BELL BAPTIST CHURCH
 385 ALICE BELL ROAD
 KNOXVILLE, TN 37917

SITE PLAN PARKING VARIANCE
 P-D-12-UK
 REVISED
 8-2-12

AS INSTRUMENTED, SPACE, TIME, AND COST CONSIDERATIONS HAVE BEEN TAKEN INTO ACCOUNT. THE DESIGN IS THE PROPERTY OF FALCONNIER DESIGN COMPANY. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN CONSENT FROM FALCONNIER DESIGN COMPANY. THIS PLAN IS SUBJECT TO LOCAL ACTION.

D	DRAWN BY:	CHF/BR
C	CHECKED BY:	DAF
S	DESIGNED:	08/06/12
R	REVISION(S):	
A	APPROVED:	08/21/12

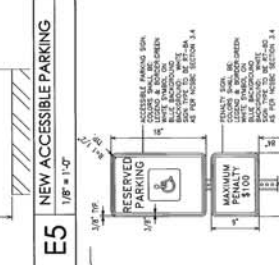
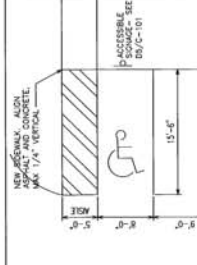
C-101

SITE DATA
 SITE SIZE: 6.1 ACRES
 ZONE: SINGLE FAMILY RESIDENTIAL (CHURCH USE PERMITTED ON REVIEW)
 SETBACKS:
 FRONT = 35'-0"
 REAR = 25'-0"
 PARKING (BASED ON SANCT. SEATING):
 REQUIRED PARKING SPACES = 187
 REQUIRED ACCESSIBLE SPACES = 6
 EXISTING PARKING SPACES = 157
 ACCESSIBLE PARKING (INCLUDED) = 9(3 VAN) SPACES REMOVED BY CONSTRUCTION = 34
 TOTAL FINAL SPACES = 157

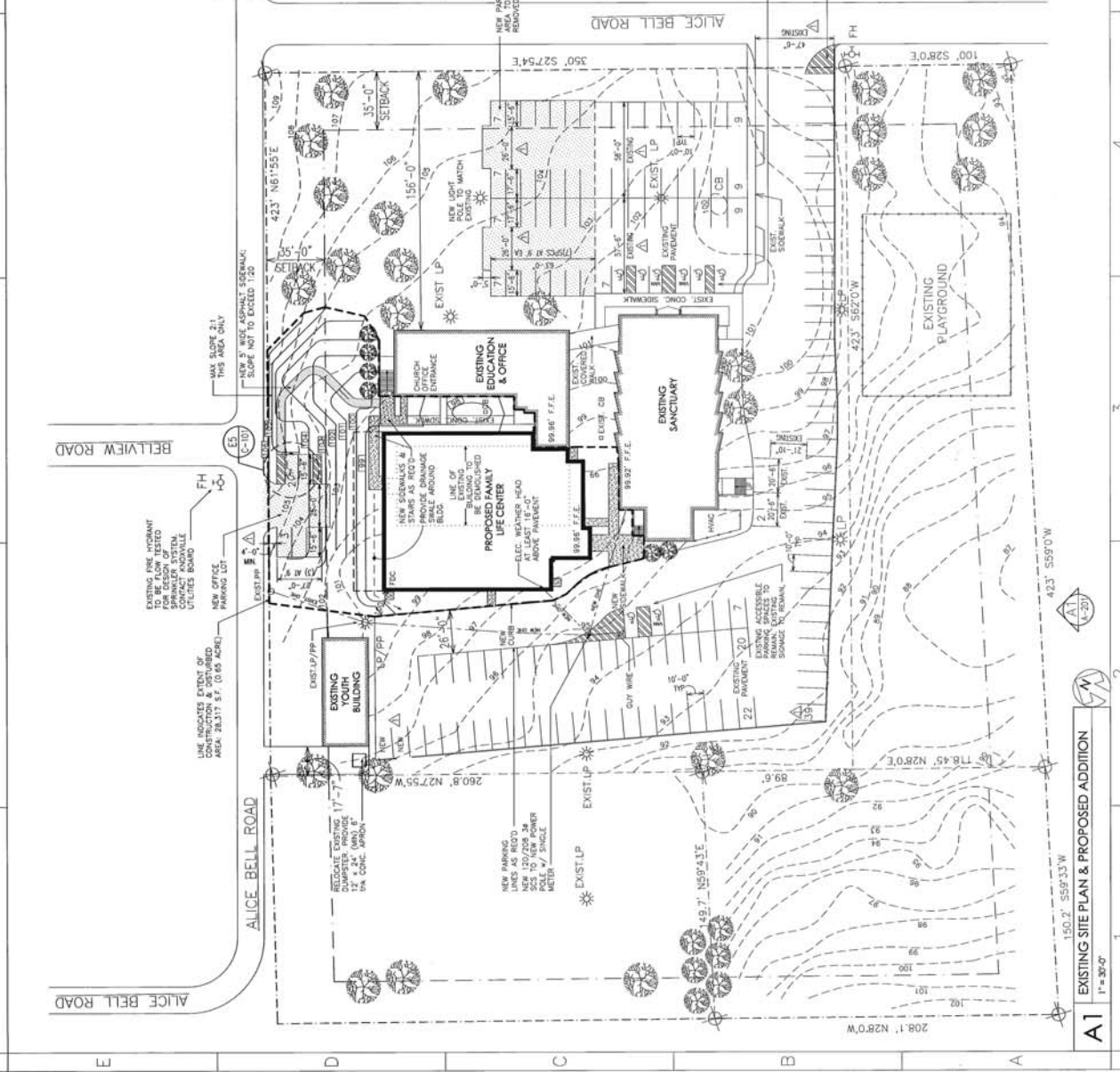
BUILDING FOOTPRINT AREAS:
 MAY BE ACQUIRED AREA = 66,429
 EXISTING FOOTPRINT = 22,347
 EXISTING FOOTPRINT REMAINING AFTER 17,762 DEMO = 4,585
 TOTAL NEW BUILDING = 10,983
 TOTAL FINISHED FOOTPRINT = 28,746 (ALL BUILDINGS)

GRAPHIC LEGEND

- INDICATES EXISTING BUILDING TO BE DEMOLISHED
- INDICATES EXISTING BUILDING TO REMAIN
- INDICATES PROPOSED NEW CONSTRUCTION
- INDICATES NEW CONTOUR LINE & ELEVATION
- INDICATES EXISTING CONTOUR LINE & ELEVATION
- INDICATES PROPERTY LINE AND APPROXIMATE CORNER PIN
- INDICATES PROPERTY LINE SETBACKS
- EXISTING TREES
- INDICATES LIGHT POLE
- INDICATES FIRE HYDRANT
- INDICATES CATCH BASIN
- LINE INDICATES EXTENT OF CONSTRUCTION & DISTURBED AREA 28,317 S.F. (0.65 ACRE)



D5 ACCESSIBLE PARKING SIGN
 NO SCALE



A1 EXISTING SITE PLAN & PROPOSED ADDITION
 1" = 30'-0"



FAMILY LIFE CENTER
 ALU'S BELL BAPTIST CHURCH
 395 ALICE BELL ROAD
 KNOXVILLE, TN 37917

**EXTERIOR ELEVATIONS
 LSE ON REVIEW**
 9-12-12-1/2
 8-21-12

1. SUBMITTALS OF FINISH, SIZE, TYPE AND COLOR SHALL BE THE PROPERTY OF DRAWN BY AND SHALL BE RETURNED TO THE DRAWING ROOM OF THE ARCHITECT IMMEDIATELY UPON THE DATE AND TIME OF THE PROJECT MEETING. ALL FINISHES SHALL BE APPROVED BY THE ARCHITECT. FINISHES NOT APPROVED BY THE ARCHITECT WILL BE SUBJECT TO LEAD WORK.

DRW BY:	GHF/BR
CHECKED BY:	DAF
ISSUED:	08/08/12
SCALE(S):	AS SHOWN
TITLE:	2010-043

A-201

