

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

▶ **FILE #:** 9-J-13-UR

AGENDA ITEM #: 50

AGENDA DATE: 9/12/2013

▶ **APPLICANT:** HARB-WHITE PROPERTIES, LLC

OWNER(S): Harb-White Properties

TAX ID NUMBER: 119 L A 01601

JURISDICTION: City Council District 2

▶ **LOCATION:** Southwest side of Bridgewater Rd., southeast side of Comstock Rd.

▶ **APPX. SIZE OF TRACT:** 6.75 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Bridgewater Rd., a major collector street with a required right-of-way of 60 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** PC-1 (Retail and Office Park)

▶ **EXISTING LAND USE:** Church/meeting space/sports facility

▶ **PROPOSED USE:** Multipurpose building

HISTORY OF ZONING: The Planning Commission recommended approval of the rezoning to PC-1 (Retail and Office Park) on 7/11/2013. The Knoxville City Council approved the rezoning on 9/3/2013.

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences / C-6 (General Commercial Park) & R-1 (Low Density Residential)

South: I-40 / C-3 (General Commercial)

East: Residences / R-1 (Low Density Residential) & RA (Low Density Residential)

West: Vacant land / C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: This site is located on the north side of I-40/75 and the southeast side of Ten Mile Creek. Residential uses are located to the north and east of the site, zoned RP-1, RA and RB. Mostly commercial uses are located on the south side of the Interstate and to the west, zoned C-3, C-4, C-6 and CA.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan and list of permitted uses for the reuse of the existing church buildings, subject to 4 conditions**

1. Use of the facility shall be restricted to the uses identified on PC-1 Proposed Uses list (dated July 31, 2013) provided by the applicant, with the exclusion of the daycare use. Since the daycare use has specific requirements that cannot be met by the existing facilities, a separate use on review approval is required.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. Any proposed signage is subject to approval by Planning Commission staff and Knoxville's Sign Enforcement Inspector.

With the conditions noted above, this request meets the requirements for approval in the PC-1 (Retail and Office Park) zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to convert this former church site into a multi-purpose facility under the PC-1 (Retail and Office Park) zoning district. In addition to O-1 (Office, Medical, and Related Services) type uses, the applicant has provided a list of other possible uses of the site. Access to the site is off of Bridgewater Rd., a major collector street. Staff is in agreement with the applicant that the existing parking should be sufficient for the proposed uses.

The Planning Commission recommended approval of the rezoning to PC-1 (Retail and Office Park) on 7/11/2013. The Knoxville City Council approved the rezoning on 9/3/2013.

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 all utilities are in place to serve this development.
2. The proposed reuse of the former church building is compatible with surrounding development and will have a minimal impact on adjacent properties.
3. There will be no impact on schools, and a minimal impact on the street system.

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

1. The proposed reuse of the existing church buildings meets the standards for development within the PC-1 (Retail and Office Park) zoning district and all other relevant requirements of the Zoning Ordinance with the proposed conditions.
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 additional traffic through residential areas since the site has direct access to a major collector street.

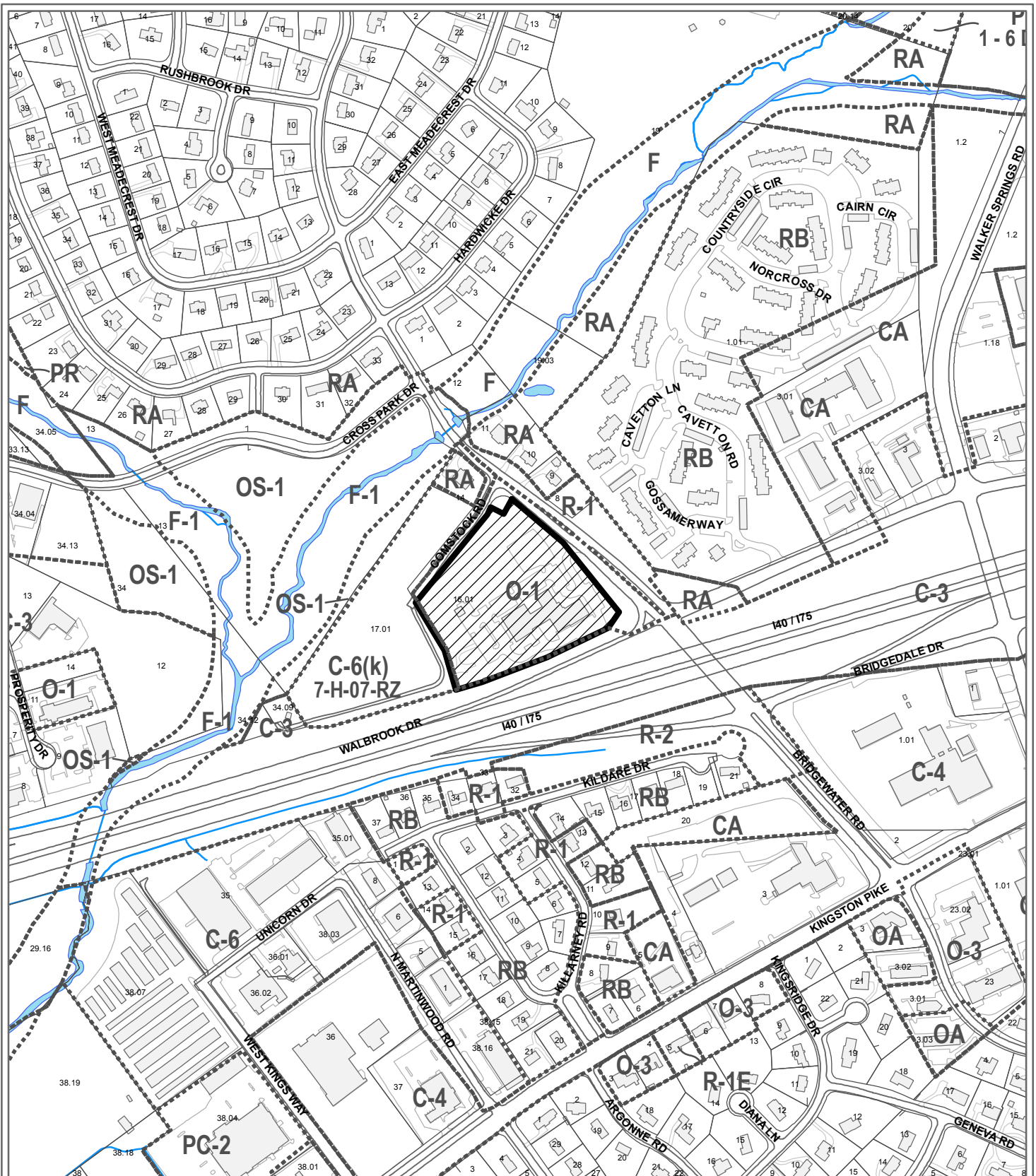
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan and the Knoxville One Year Plan have been amended to allow commercial uses on this site. The proposed reuse of the existing church buildings is consistent with the Sector and One Year Plans.
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-J-13-UR
USE ON REVIEW**



Multipurpose building in PC-1 (Retail and Office Park) pending

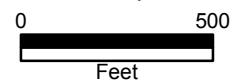
Original Print Date: 8/27/2013
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Harb-White Properties, LLC

Map No: 119

Jurisdiction: City



July 31, 2013
PC-1 Proposed Uses
Bridgewater Place
205 Bridgewater Road
Knoxville, TN

In addition to all O-1 zoning uses, the following possible uses are to be added:

Church/Religious Use and Events
Athletic facility
Social Organizations
Meeting Groups
Small Music Events or Plays
Weddings and Receptions
Family Gatherings
Offices
Daycare
Education/School, both private and public
Community Organization
City or County Community/Recreation Use
On site catering for the above uses
Outside Fields:
Athletics Fields
Corporate/Social Gatherings/Picnics

This is an existing Multi-Purpose building that was previously a church. It has been completely remodeled and is well suited for the above uses. These uses are all very compatible with the neighborhood we believe fit their approval as well. The grounds have been fully landscaped and irrigated. The sections of this building will be used at different times and different purposes. This facility has 152 parking spaces that have just been newly coated and marked. We feel that the parking is very sufficient according to the "TABLE OF PARKING SPACES" contained in the City of Knoxville Municipal Code, Appendix B, ARTICLE V, Section 7. At any one time, the maximum and heaviest use would most likely be church use on a Sunday morning, as it is now, with approximately 400 persons in attendance.

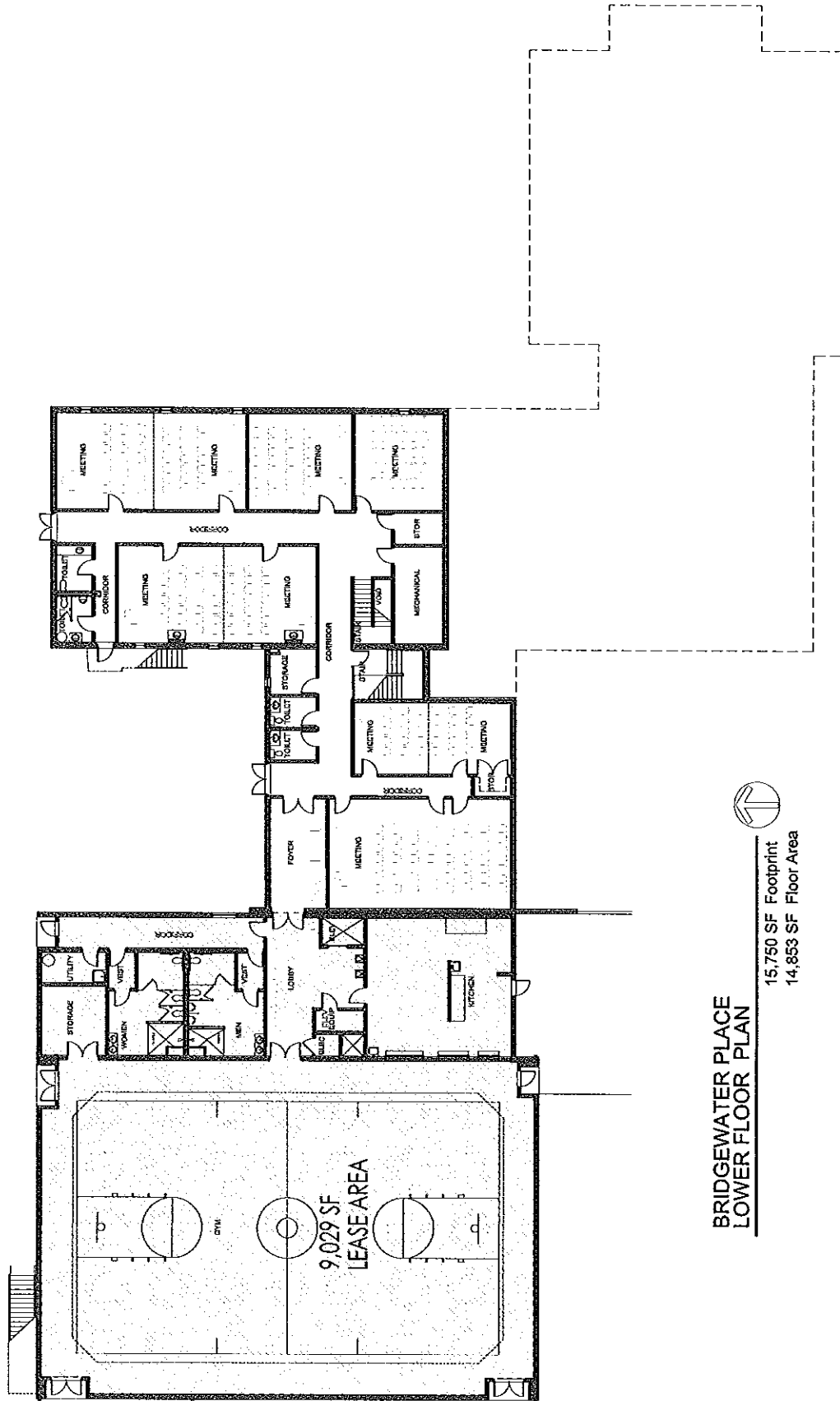
Attached items:

Survey Map with exterior features
Upper Floor Plan
Lower Floor Plan

Respectfully submitted,
Dan Harb
Harb-White Properties, LLC
865-368-4272

MPC September 12, 2013

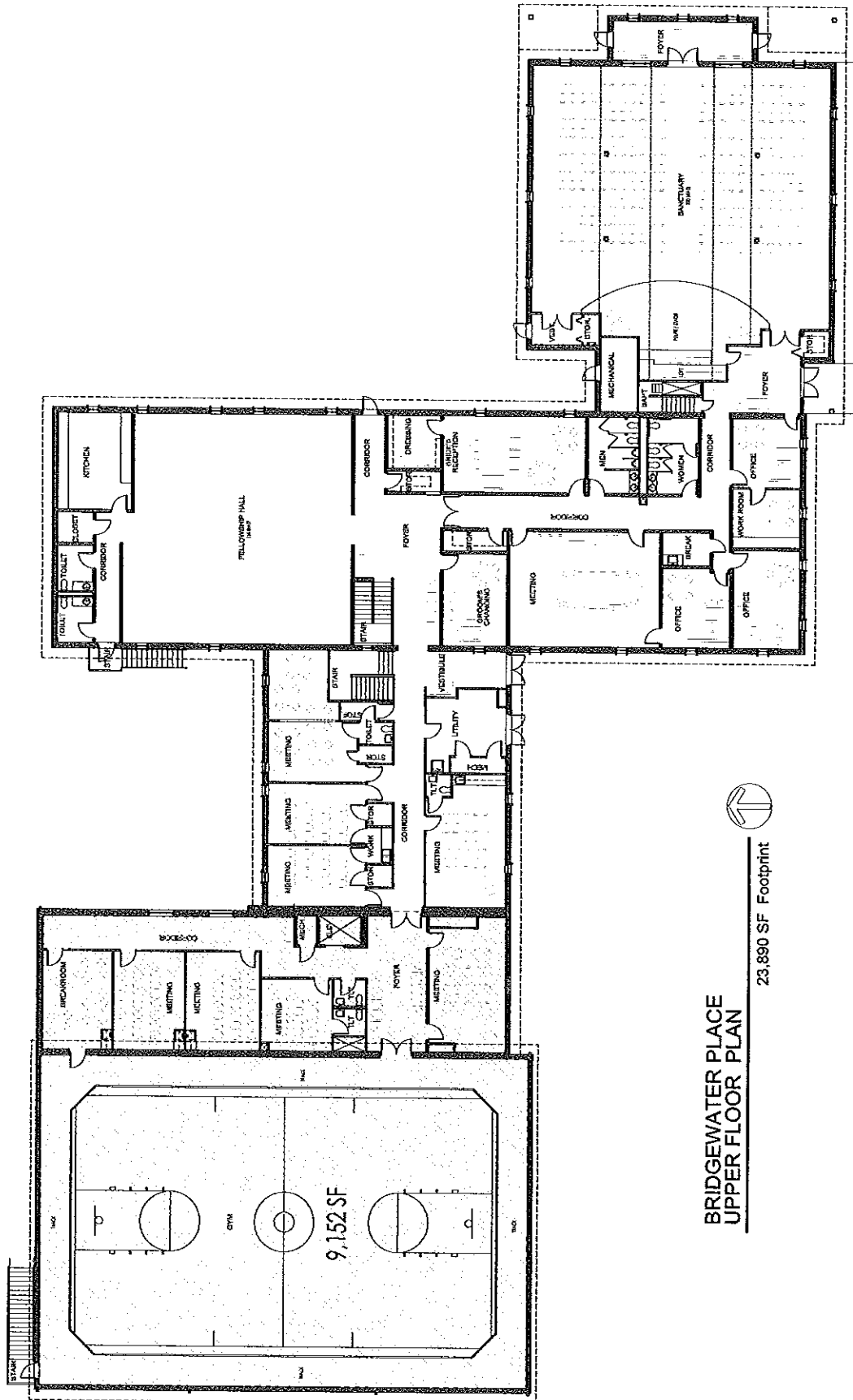
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**BRIDGEWATER PLACE
LOWER FLOOR PLAN**



15,750 SF Footprint
14,853 SF Floor Area



BRIDGEWATER PLACE
UPPER FLOOR PLAN

23,890 SF Footprint