



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

▶ **FILE #:** 11-F-14-UR

AGENDA ITEM #: 48

AGENDA DATE: 11/13/2014

▶ **APPLICANT:** **ARLINGTON BAPTIST CHURCH / MERIDIAN ASSISTED LIVING AT ARLINGTON PLACE**

OWNER(S): Arlington Baptist Church of Knoxville Inc.

TAX ID NUMBER: 49 093 & PART OF 093.01

JURISDICTION: City Council District 4

STREET ADDRESS: 4383 Lifespring Ln

▶ **LOCATION:** **West end of Lifespring Ln., south side of McCampbell Dr.**

▶ **APPX. SIZE OF TRACT:** **22.48 acres**

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Washington Pike, a minor arterial street with a 22' pavement width within a 70' right-of-way, and McCampbell Dr., a local street with a 16' pavement width with a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek and Whites Creek

▶ **ZONING:** **RP-1 (Planned Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Site modifications to previously approved church and assisted living facility (increase of 4 beds). Master sign plan remains unchanged. (12-C-10-UR)**

HISTORY OF ZONING: Property rezoned to RP-1 by Knoxville City Council on December 4, 2007.

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential)

South: Residences / PR (Planned Residential)

East: Vacant land and residence / SC-1 (Neighborhood Shopping Center) & RP-1 (Planned Residential)

West: Residences / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area along Washington Pike that includes a mix of low and medium density residential development and some recent commercial development.

STAFF RECOMMENDATION:

▶ **APPROVE the revised development plan for a church with a maximum of 400 auditorium seats and an 88 bed assisted living facility subject to 12 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.

2. The new subdivision street (Lifespring Ln.) connection to Washington Pike shall include the installation of a left-through lane and right turn lane leaving the Subdivision. The design of turn-lanes and roadway shall meet the requirements of the City of Knoxville Department of Engineering.
3. Obtaining approval from the Knoxville Department of Engineering of the proposed revisions to the approved design plan for Lifespring Ln. prior to obtaining any grading or building permits for this proposed development.
4. An occupancy permit shall not be issued for any phase of this development until the required public street improvements for Lifespring Ln. are installed and approved by the Knoxville Department of Engineering
5. The driveway connection out to McCampbell Dr. is allowed for the church and the assisted living facility without any required widening of McCampbell Dr. subject to: a) the driveway being gated with the gate being closed with access controlled by a card reader or similar device; and b) the gate being allowed to remain open for a maximum period of four hours for Sunday morning services.
6. Relocating the dumpster to a more centralized area on the site away from the adjoining residential properties, subject to Planning Commission Staff approval.
7. Installation of landscaping as shown on the landscape plan within six months of the issuance of the first occupancy permit for the development. The installation of landscaping may be phased along with phases of the development subject to approval of Planning Commission Staff. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
8. Meeting all applicable requirements of the Knoxville City Arborist.
9. Meeting all applicable requirements of the Knoxville Department of Engineering.
10. All signage for the development is subject to approval by Planning Commission Staff and the Knoxville Sign Inspector.
11. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
12. This revised approval does not change the master signage plan for the Arlington Place development that was approved under the previous use on review application (12-C-10-UR).

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

COMMENTS:

The applicant has submitted a request to modify the previously approved site plan (12-C-10-UR) for a church and an assisted living facility that is to be developed on a 22.569 acre lot in Arlington Place Subdivision which is zoned RP-1 (Planned Residential). The RP-1 District allows consideration of both uses through the use on review process. The proposed modifications include an increase in the number of beds in the assisted living facility from 84 to 88 beds, a reduction in the size of the church auditorium to a maximum of 400 seats and a change in the phasing of the church facilities, and changes to the circulation plan and parking for both the church and assisted living facility. The master sign plan approved under the previous approval (12-C-10-UR) remains unchanged.

The main access to the development will be from Lifespring Ln., an unimproved public street that will be serving Arlington Place Subdivision. The applicant will be required to install the public street improvements for Lifespring Ln., subject to approval by the Knoxville Department of Engineering, prior to any occupancy permits being issued for the development. A secondary access drive will connect to McCampbell Dr. with access restrictions. The applicant's surveyor had previously certified that there is over 300' of sight distance in both directions along McCampbell Dr. at the proposed entrance.

The church facility is proposed to be developed in phases with the first phase including a 210 seat interim auditorium. One of the future phases will include a 400 seat main auditorium for the church. When the main church auditorium is built, the first phase interim auditorium will be converted to a multi-purpose space. The required parking for the church will be phased with the proposed building program. The proposed assisted living facility is a two story 88 bed building with approximately 62,000 square feet. The development plan identifies the required parking associated with the facility.

A traffic impact study prepared by Wilbur Smith Associates was submitted for the original development request. Based on the traffic that would be generated from the church and assisted living facilities, the original study determined that the only improvements needed on Washington Pike would be the installation of a left-turn lane into Lifespring Ln. when the church's main auditorium (proposed 800 seats) was built. A traffic impact study update has been submitted by CDM Smith for the proposed revisions to the development plan which includes a significant reduction in the auditorium seating for the church. Based on this new analysis it has been determined that the City of Knoxville's planned improvements to Washington Pike could accommodate any turn lane improvements that may be needed at the intersection of Lifespring Ln.

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 proposed landscape screening the proposed church and assisted living facility should have minimal impact on the adjoining residential development.
3. With the recommended street improvements and phasing of the church facility, the traffic impacts from the proposed development should be minimized.

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

1. The proposed church and assisted living facility, with the recommended conditions, meets the standards for development within the RP-1 zoning district, 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 traffic through residential areas since the primary access is out to Washington Pike, a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan and the One Year Plan designate the RP-1 property for low density residential use. The RP-1 zoning district allows consideration of the church and assisted living facility which would be compatible with the low density residential designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

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.