

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

▶ **FILE #:** 1-L-16-UR

**AGENDA ITEM #:** 46

**AGENDA DATE:** 1/14/2016

▶ **APPLICANT:** SITE, INCORPORATED

OWNER(S): First Baptist Church of Concord

TAX ID NUMBER: 144 03002

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 9635 Westland Dr

▶ **LOCATION:** Northwest side of Westland Dr., northeast side of Pellissippi Pkwy (I-140)

▶ **APPX. SIZE OF TRACT:** 0.85 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Westland Dr., a collector street with a pavement width of 19' to 27' at this location and Emory Church Rd., a collector street with a pavement width of 15' to 17'.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

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

▶ **EXISTING LAND USE:** Temporary gravel parking lot

▶ **PROPOSED USE:** Permanent sealed surface parking lot

HISTORY OF ZONING: The development plan for the church was approved in 1999. The temporary gravel parking lot was approved in 2009.

SURROUNDING LAND USE AND ZONING: North: Vacant land (approved for 312 apartments - on appeal) / RP-1 residential

South: Attached and detached dwellings / PR residential and A agricultural

East: Church / A agricultural

West: Pellissippi Pkwy (i-140) / OS-1 open space

NEIGHBORHOOD CONTEXT: The site is located on the northeastern quadrant of the Westland Dr. interchange with Pellissippi Parkway. Adjoining the site on the east is another church. To the south residences are in place. Most recent development in the are consists of both single detached and single family attached dwellings. A 262 unit apartment development is located in the southwest quadrant of this interchange.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a permanent sealed surface parking lot at the location shown on the**

### **development plan subject to 4 conditions**

1. Installation of all required water quality devices and obtaining a special pollution abatement permit from the Knoxville Dept. of Engineering
2. Meeting all other applicable requirements of the Knoxville Dept. of Engineering
3. Provision of a Type C landscape screen along the southern and eastern boundary of the proposed parking lot
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the RP-1 district and the general standards for approval of a use on review

### **COMMENTS:**

The applicants are proposing to transform an existing temporary gravel parking area into a permanent sealed surface parking lot. The gravel parking lot was approved (7-C-09-UR) because it was not needed in order to meet the minimum parking requirements for the church as prescribed by the Zoning Ordinance. The church now wishes to make that parking lot permanent and improve it to meet the standards called out in the Knoxville Zoning Ordinance. Since this is now going to be a permanent use, staff will require a partial landscape screen along the southern and eastern boundaries of the parking area. Additionally, the City Engineering Dept. will have to review and approve a stormwater control plan that will address the need for detention, water quality devices and the church will most likely be required to obtain a special pollution abatement permit..

In 1999 MPC approved "phase one" of the church's development plan. It was understood at that time that additional phases would be submitted for use on review consideration in the future. The proposed parking lot is going to be constructed where there will be a building located in the future if the church expands according to their original conceptual plans. Any future expansion of the church will require review and approval by MPC through the use on review process.

Both Westland Dr. and Pellissippi Parkway are designated as scenic highways by the State of Tennessee. As such, there are construction limitations regarding the height of any proposed structures. This will not be an issue with the construction of the parking lot. However, any future plans brought before MPC for new or expanded structures must meet the requirements of the Tennessee Scenic Highway Act.

The site is well suited for the proposed use. Access will be provided from two collector streets. With the Pellissippi Parkway adjacent to the site, the church is able to draw from a large portion of the rapidly growing southwest portion of Knox County.

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

1. All utilities are in place to serve this site.
2. With compliance with the required stormwater regulations, the proposed parking lot will have minimal impact on the surrounding area
3. Landscaping will be required to buffer the parking lot from the adjoining street and church to the east.

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

1. With the recommended conditions, the proposal meets all requirements of the RP-1 zoning as well as the general criteria for approval of a use-on-review.
2. The proposed parking lot is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

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

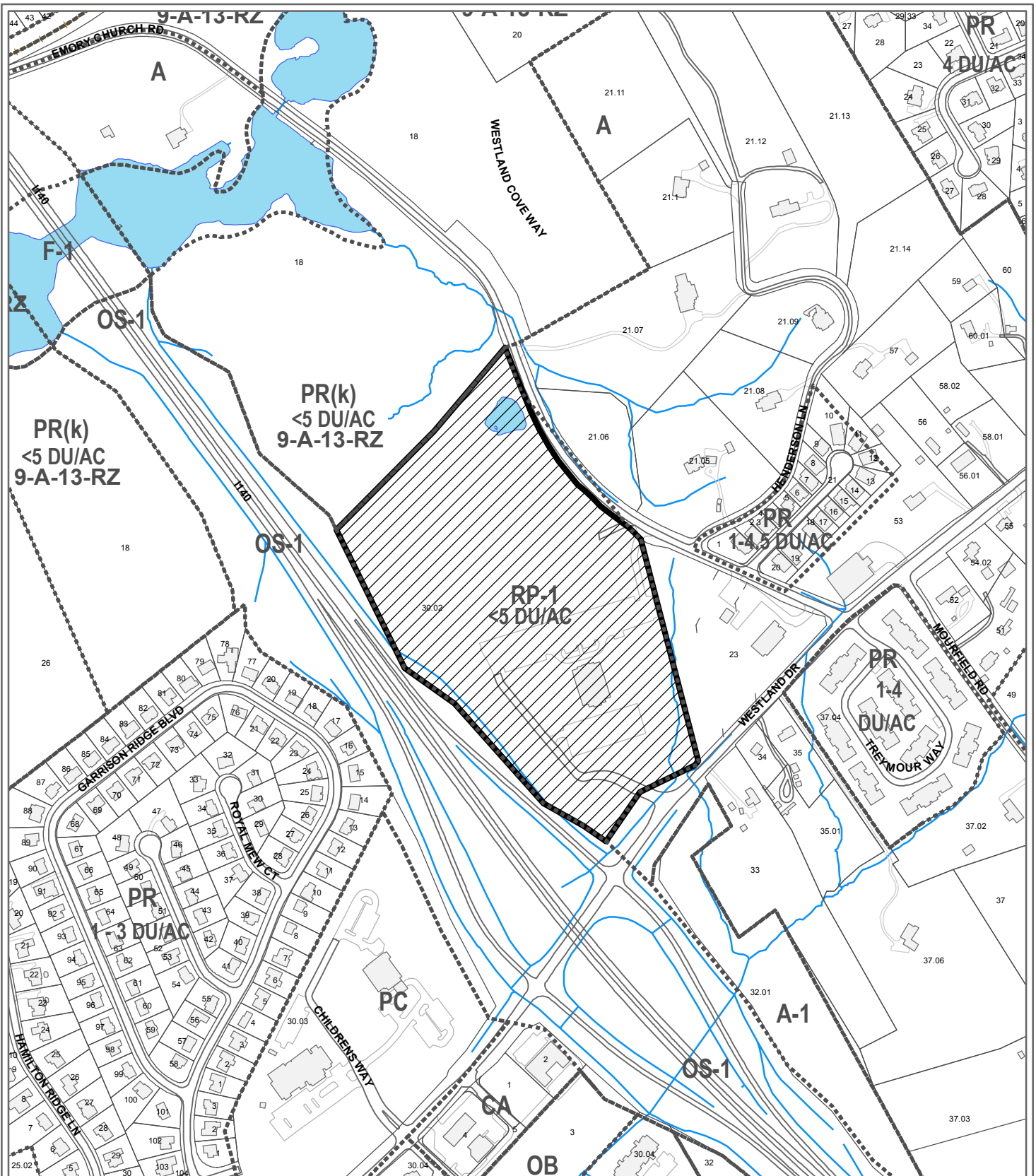
1. The Southwest County Sector Plan designates the site for PI (Public Institution)
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy

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.



**1-L-16-UR  
USE ON REVIEW**

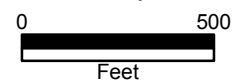


Parking lot expansion in RP-1 (Planned Residential)

Petitioner: Site, Incorporated

Map No: 144

Jurisdiction: City

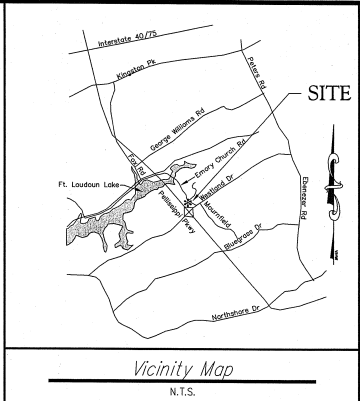
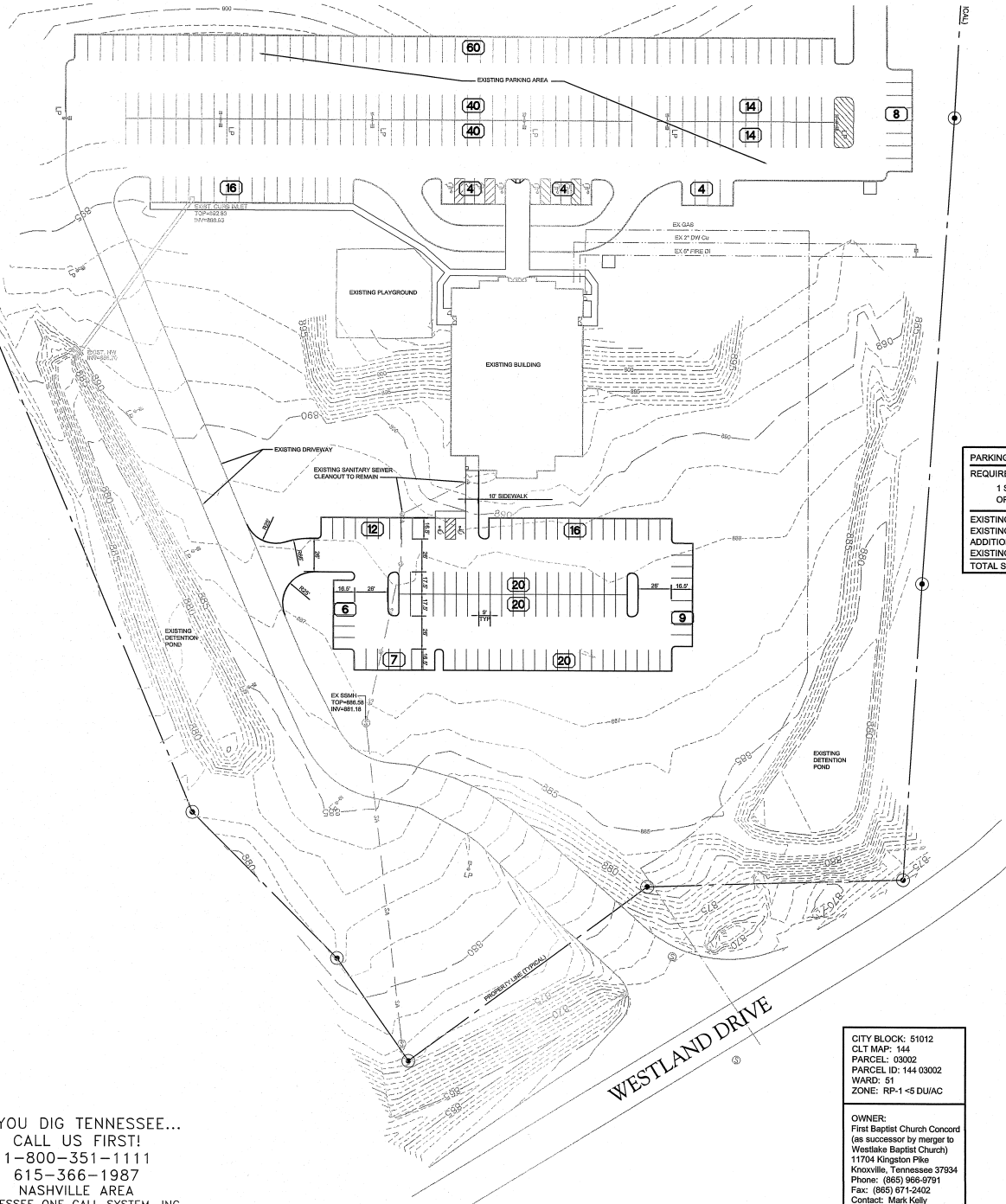


Original Print Date: 12/29/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



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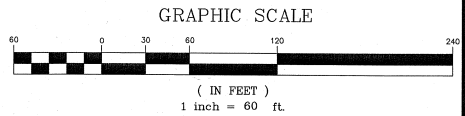
MPC January 14, 2016



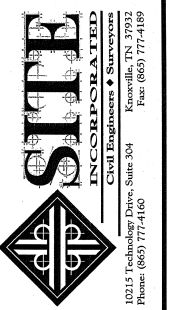
PARKING DATA	
REQUIRED PARKING:	
1 SPACE / 25 S.F. USABLE AREA OF AUDITORIUM (5077 SF)	= 203
OR 1 SPACE / 3 SEATS (498 SEATS) WHICHEVER IS GREATER	= 166
EXISTING STANDARD SPACES: 196	
EXISTING ACCESSIBLE SPACES: 8	
ADDITIONAL STANDARD SPACES: 98	
EXISTING ACCESSIBLE SPACES: 2	
TOTAL SPACES PROVIDED: 304	

CITY BLOCK: 61012  
 CLT MAP: 144  
 PARCEL: 03002  
 PARCEL ID: 144 03002  
 WARD: 51  
 ZONE: RP-1 <S DU/AC

OWNER:  
 First Baptist Church Concord  
 (as successor by merger to  
 Westlako Baptist Church)  
 11704 Kingston Pike  
 Knoxville, Tennessee 37834  
 Phone: (865) 966-9791  
 Fax: (865) 971-2402  
 Contact: Mark Kelly



1-L-16-UR  
 12/3/15



USE ON REVIEW

Use on Review - Site Plan  
 Parking Lot Addition  
 9635 Westland Drive  
 Knoxville, TN  
 CLT# 144 - Block# 51012

REVISIONS		
NO.	DATE	COMMENTS

SP

Agenda Item # 46

# GUIDELINES LANDSCAPE SCREENING

## Type "C" Screen: Partial

**APPROPRIATE LOCATION:** Between parking lots and public streets; boundaries of industrial and office development

**NOTE:** Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

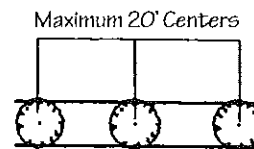
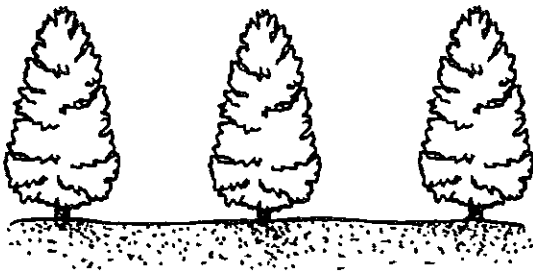
MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

**For more information:**  
 MPC  
 Development Services  
 Suite 403  
 City County Building  
 400 Main Street  
 Knoxville, TN 37902  
 Phone: 865 215-2500  
 Fax: 865 215-2068  
 Web: [www.knoxmpc.org](http://www.knoxmpc.org)

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

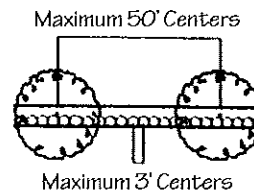
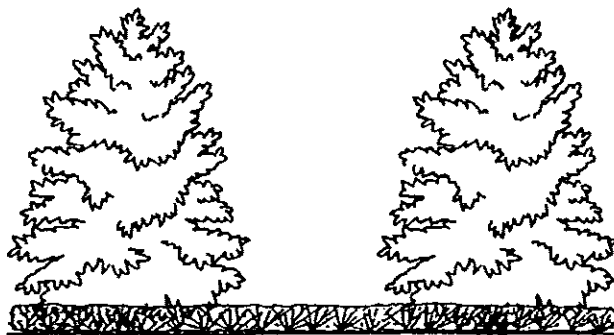
- A row of small evergreen trees

TREE HEIGHT  
 Installed: 6 ft.  
 Mature: 15 ft.



- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)

TREE HEIGHT  
 Installed: 8 ft.  
 Mature: 40 ft.



SHRUB HEIGHT  
 Installed: 2 ft.  
 Mature: 3 ft.

- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall

TREE HEIGHT  
 Installed: 6 ft.  
 Mature: 15 ft.

