

▶ **FILE #:** 3-C-16-UR

AGENDA ITEM #: 35

AGENDA DATE: 3/10/2016

▶ **APPLICANT:** PARK WEST CHURCH JOE PIERCE

OWNER(S): Park West Church of God

TAX ID NUMBER: 106 J A 038

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 7635 Middlebrook Pike

▶ **LOCATION:** North side of Middlebrook Pike, south side of Piney Grove Church Rd., and west side of Adell Ree Park Ln.

▶ **APPX. SIZE OF TRACT:** 15.9 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Piney Grove Church Rd., a minor arterial street with a pavement width of 22' within a 60' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

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

▶ **EXISTING LAND USE:** Public / Quasi Public Land

▶ **PROPOSED USE:** Church Parking Lot

HISTORY OF ZONING: Church expansion, including parking lot, was approved in 2001 (11-C-01-UR)

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

South: Attached houses and church / R-1 (Low Density Residential) and RP-1 (Planned Residential)

East: Attached and detached houses / RP-1 (Planned Residential)

West: Attached and detached houses / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: This area of Middlebrook Pike and Piney Grove Church Rd. have been developed with residential uses, attached and detached houses, churches, and some small office and commercial uses.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a church parking lot expansion in the R-1 zone, subject to 7 conditions.

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.
4. Installing all landscaping, as shown on the development plan, within six month of issuance of occupancy permits for each phase of the project.
5. Meeting all requirements of the City of Knoxville Urban Forester.

6. The two access points from Piney Grove Church Rd. must be gated at all times except for periods when church services are taking place.
7. Meeting all applicable requirements of the previously approved development plan for the church expansion (11-C-01-UR).

With the conditions noted above, this request meets all the requirements for approval in the R-1 zone, as well as other criteria for use on review approval.

COMMENTS:

This proposal revises the previously approved development plan from 2001 (11-C-01-UR) by modifying the proposed parking lot north of the church, referred to as the "Piney Grove site". The changes include adding approximately 80 more parking spaces and revising the management of stormwater by removing two detention basins and using pervious pavement in the parking stalls.

The overall expansion of the church and parking lot include 4 phases. The 1st phase has been completed and consisted of renovations to existing facilities, constructing a new multi-purpose building, and adding parking. This proposal is part of phase 2, which consists of renovating the existing sanctuary for new purposes, adding the proposed parking to the north lot, and constructing a new 2,000 seat sanctuary. Phases 3 & 4 include the construction of two more buildings that will include classrooms and other supportive spaces.

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

1. To reduce cut thru traffic, the two access points from Piney Grove Church Rd. must be gated at all times except for periods when church services are taking place.
2. The plan provides a landscape buffer along the entirety of the property that abuts residential zoning, consistent with a Type "B" landscape screening (see attached).
3. The proposal is compatible with the surrounding development and will improve access to the church by providing an alternative entry point.

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

1. The proposed church parking lot 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 One Year 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 proposal meets all relevant requirements of the R-1 zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the One Year Plan and the Northwest County Sector Plan, which propose LDR (Low Density Residential) for the site.

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.



**3-C-16-UR
USE ON REVIEW**



Church Parking Lot in R-1 (Low Density Residential)

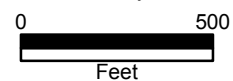
Original Print Date: 2/23/2016
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

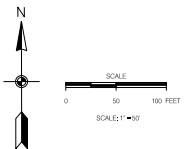
Revised:

Petitioner: Park West Church, Joe Pierce

Map No: 106

Jurisdiction: City





LEGEND:

EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
---	---	SPOT ELEVATION
---	---	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	OVERHEAD ELECTRICAL
---	---	WATER METER
---	---	FIRE HYDRANT
---	---	SURFACE FLOW
---	---	SOFT FENCING
---	---	CURB
---	---	CATCH BASIN
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	RP RAP

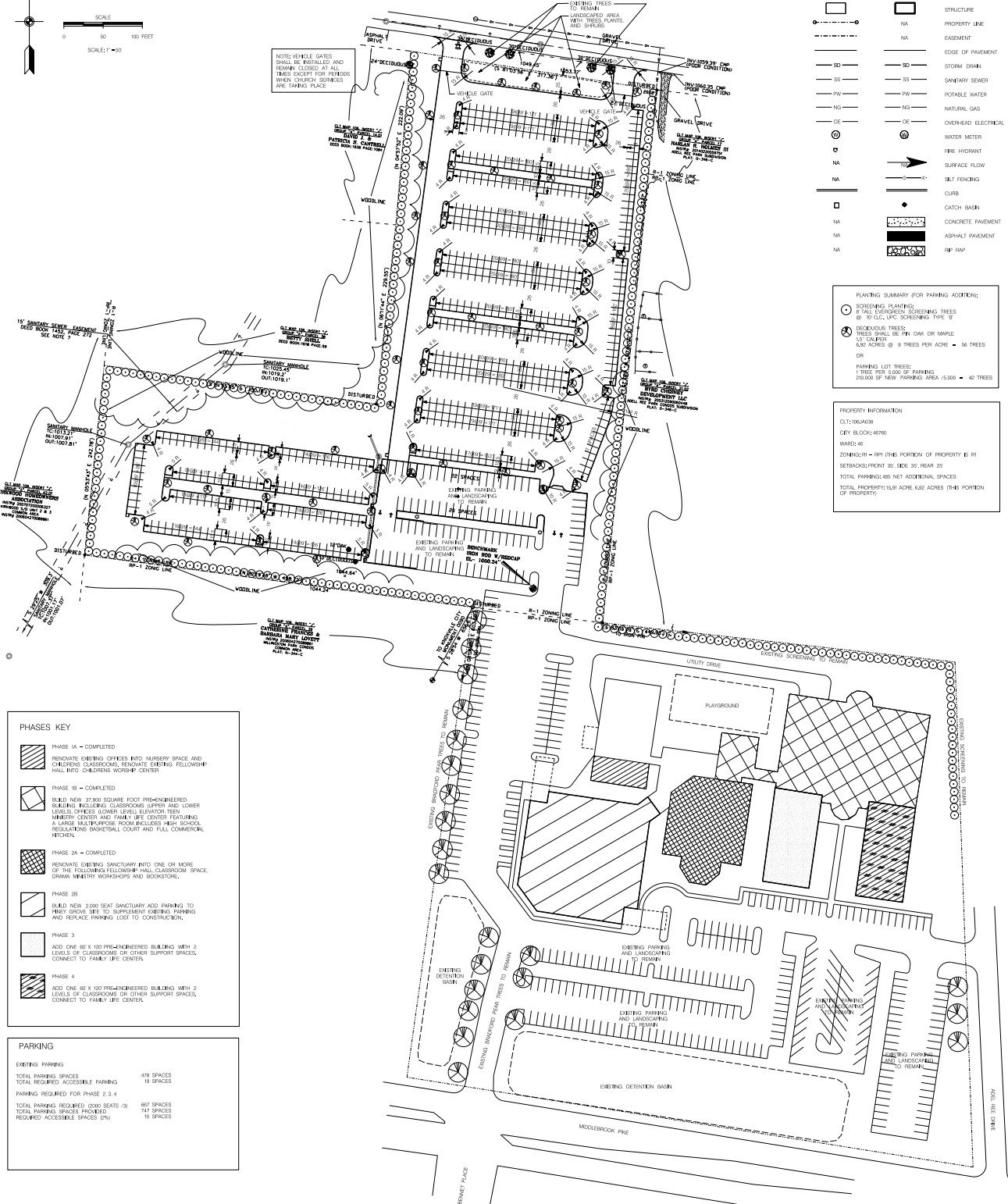
PLANTING SUMMARY (FOR PARKING ADDITION)

SCREENING PLANTINGS:
 6' TALL EVERGREEN SCREENING TREES @ 30' O.C. LINES SCREENING TYPE 'B'
 DECIDUOUS TREES:
 TREES SHALL BE 1 1/2" DIA. OR LARGER
 10' CALIBER @ 8' TREES PER ACRE = 56 TREES
 OR
 PARKING LOT TREES:
 1 TREE PER 5000 SF PARKING
 210,000 SF NEW PARKING AREA / 5,000 = 42 TREES

PROPERTY INFORMATION

CLT: UNLAWD
 CITY BLOCK: 460
 WARD: 46
 ZONING: R-1 (THIS PORTION OF PROPERTY IS R-1)
 SETBACKS: FRONT 30', SIDE 30', REAR 20'
 TOTAL PARKING: 465 NET ADDITIONAL SPACES
 TOTAL PROPERTY: 14.6 ACRES (THIS PORTION OF PROPERTY)

NOTE: VEHICLE GATES SHALL BE INSTALLED AND REMAIN CLOSED AT ALL TIMES EXCEPT FOR PERIODS WHEN CHURCH SERVICES ARE TAKING PLACE.



PHASES KEY

[Hatched Box]	PHASE 1A - COMPLETED RENOVATE EXISTING OFFICES INTO NURSERY SPACE AND CHILDREN'S CLASSROOMS, RENOVATE EXISTING FELLOWSHIP HALL INTO CHILDREN'S WORKSHOP CENTER.
[Hatched Box]	PHASE 1B - COMPLETED BUILD NEW 27,000 SQUARE FOOT PRE-ENGINEERED BUILDING INCLUDING CLASSROOMS, UPPER AND LOWER LEVELS OFFICE, LOWER LEVEL ELEVATOR TOWER, MINISTRY CENTER AND FAMILY LIFE CENTER FEATURING A LARGE MULTIPURPOSE ROOM INCLUDING HIGH SCHOOL REGULATIONS BASKETBALL COURT AND FULL COMMERCIAL KITCHEN.
[Hatched Box]	PHASE 2A - COMPLETED RENOVATE EXISTING SANCTUARY INTO ONE OR MORE OF THE FOLLOWING: FELLOWSHIP HALL, CLASSROOM SPACE, DRAMA MINISTRY WORKSHOPS AND BOOKSTORE.
[Hatched Box]	PHASE 2B BUILD NEW 2,000 SEAT SANCTUARY ADD PARKING TO PINEY GROVE SITE TO SUPPLEMENT EXISTING PARKING AND RELEASE PARKING LOT TO CONSTRUCTION.
[Hatched Box]	PHASE 3 ADD ONE 60' X 100' PRE-ENGINEERED BUILDING WITH 2 LEVELS OF CLASSROOMS OR OTHER SUPPORT SPACES, CONNECT TO FAMILY LIFE CENTER.
[Hatched Box]	PHASE 4 ADD ONE 60' X 100' PRE-ENGINEERED BUILDING WITH 2 LEVELS OF CLASSROOMS OR OTHER SUPPORT SPACES, CONNECT TO FAMILY LIFE CENTER.

PARKING

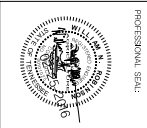
EXISTING PARKING	478 SPACES
TOTAL PARKING SPACES	93 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING	18 SPACES
PARKING REQUIRED FOR PHASE 2, 3, 4	465 SPACES
TOTAL PARKING REQUIRED (2,000 SEATS @ 10 SPACES PER SEAT)	20,000 SPACES
TOTAL PARKING SPACES PROVIDED	93 SPACES
REQUIRED ACCESSIBLE SPACES (2%)	18 SPACES

NOTE: OWNER SHALL INSTALL LANDSCAPING TO COMPLY WITH REQUIREMENTS AS REQUESTED ON THE APPROVED PLAN AS PART OF THE CURRENT CONSTRUCTION.

3-C-16-UR
 Revised: 2/26/2016

DATE: 03/10/2016
 TIME: 10:00 AM
 PROJECT NO: 1603000000
 DRAWING NO: 1603000000
 SCALE: 1/8" = 1'-0"

A Masterplan for:
Park West Church of God
 7635 Middlebrook Pike
 Knoxville, Tennessee



WILL ROBINSON & ASSOCIATES
 131 Brentwood Dr
 Oak Ridge, TN 37830
 (865) 386-1200
 www.willrobinson.com

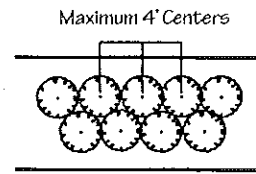
Type "B" Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

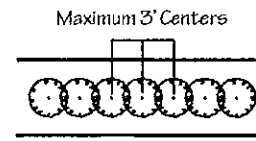
SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.

- Two offset rows of evergreen shrubs



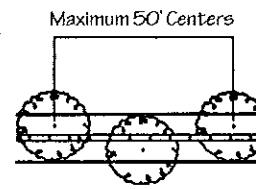
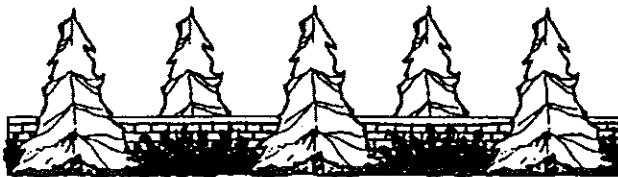
SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



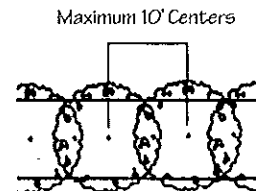
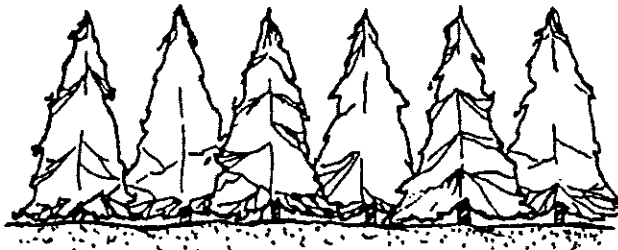
TREE HEIGHT
Installed: 8 ft.
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



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

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.