

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 PLAN AMENDMENT REPORT**

▶ **FILE #:** 7-D-15-SP **AGENDA ITEM #:** 35
 POSTPONEMENT(S): 7/9/15 **AGENDA DATE:** 5/11/2017
 ▶ **APPLICANT:** **FIRST BAPTIST CHURCH CONCORD AS SUCCESSOR BY MERGER TO WESTLAKE BAPTIST CHURCH**
 OWNER(S): First Baptist Church, Concord

TAX ID NUMBER: 144 03002 [View map on KGIS](#)
 JURISDICTION: Council District 2
 STREET ADDRESS: 9635 Westland Dr
 ▶ **LOCATION:** **North side Westland Dr., east side I-140**
 ▶ **APPX. SIZE OF TRACT:** **26.4 acres**
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via Westland Dr., a minor arterial street with 30' of pavement width within 60-200' of right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Sinking Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **PI (Public Institutional) & SLPA (Slope Protection Area) / RP-1 (Planned Residential)**
 ▶ **PROPOSED PLAN DESIGNATION:** **C (Commercial) & SLPA (Slope Protection Area)**
 ▶ **EXISTING LAND USE:** **Church and recreation**
 ▶ **PROPOSED USE:** **Commercial development**
 EXTENSION OF PLAN DESIGNATION: No
 HISTORY OF REQUESTS: Property was rezoned RP-1 at up to 5 du/ac in 2006 after annexation into the City (12-Q-00-RZ). It was previously zoned PR at up to 5 du/ac in the County.
 SURROUNDING LAND USE AND PLAN DESIGNATION: North: Vacant land / LDR
 South: Westland Dr. - Vacant land / LDR
 East: Vacant land and residential / LDR
 West: I-140 right-of-way / TR
 NEIGHBORHOOD CONTEXT The area on the east side of I-140 is developed solely with low density residential uses under A, RA and PR zoning. On the west side of I-140, fronting on Westland Dr., there are five small properties zoned for non-residential uses. That total acreage of the non-residential zoned area is approximately 25 acres, much of which is open space in the PC zoned area on the north side of Westland Dr. Two of the lots, one zoned CA and one zoned OB, on the south side of Westland Dr., are vacant. The other two CA

STAFF RECOMMENDATION:

► **WITHDRAW, at the request of the applicant.**

The applicant submitted a request to withdraw along with the untabling request on April 13, 2017.

COMMENTS:

Staff had recommended postponement to the October 8, 2015 meeting so that a traffic study could be completed to determine whether road capacity is sufficient in the area to accommodate the proposed, large-scale commercial development. The applicant agreed to the postponement. However, no traffic study has been submitted and the applicant has now requested the matter be tabled. Staff is of the opinion that this rezoning should not be considered before having the benefit of a traffic impact study (TIS). The information gleaned from a TIS should benefit the developer in determining final development costs, developing final plans, and in responding to probable concerns about traffic from area residents. Without a TIS, as recommended, then staff would recommend denial of both the One Year Plan amendment and the rezoning request.

Prior to untabling and considering this request, a TIS will be required. The traffic counts for the TIS must be collected while Knox County Schools are in regular fall or spring session. A.L. Lotts Elementary School is located about two-thirds of a mile east of the site on Westland Dr. Traffic to and from the school has a major impact on traffic in the area that needs to be included in any traffic counts conducted. The primary reasons for the traffic study prior to the rezoning consideration are listed below.

1. Nearby A.L. Lotts Elementary School has a major impact on the traffic flow within the community.
2. Recent improvements at the Pellissippi Parkway interchange (installation of traffic signals, turn lanes, and ramps improvements) have not been completed long enough for staff to see how well they are working.
3. These improvements are just under 300 feet from curb-to-curb of this development's main access to the northbound ramp, but 200 feet from end-of-taper to beginning-of-taper.
4. Knox County does not complete any traffic movement counts when school is out for the summer or within the first two weeks of school, as it takes parents that long to figure out their new travel routines.
5. A new residential development of 300 plus units (Westland Cove) has recently received final approval. This site is adjacent to the subject property to the north and is accessed from Emory Church Rd. These additional trips will need to be included in the traffic study.

According to the Trip Generation Manual for Shopping Center land use (820), the threshold for doing a Level 1 traffic impact study (TIS) is a minimum of 3,372 sq. ft. of gross leasable area, Level 2 TIS is a minimum of 28,450 sq. ft., and a Level 3 TIS is a minimum of 82,652 sq. ft.

The requested SC-1 zoning district requires a combined total gross floor area of not less than 20,000 sq. ft. and no more than 100,000 sq. ft., with an anchor tenant comprising no more than 50% of the total floor area of the shopping center (minimum 10,000 sq. ft.). The SC-1 zone also requires the shopping center have between 5 and 20 shops/stores including the anchor tenant. These requirements will mean that at least 20,000 sq. ft. of floor area will have to be developed, so at least a Level 1 TIS will be required. However, if more square footage is planned, a Level 2 or 3 TIS may be necessary. The applicant will need to provide a maximum proposed square footage to determine what level TIS will be needed.

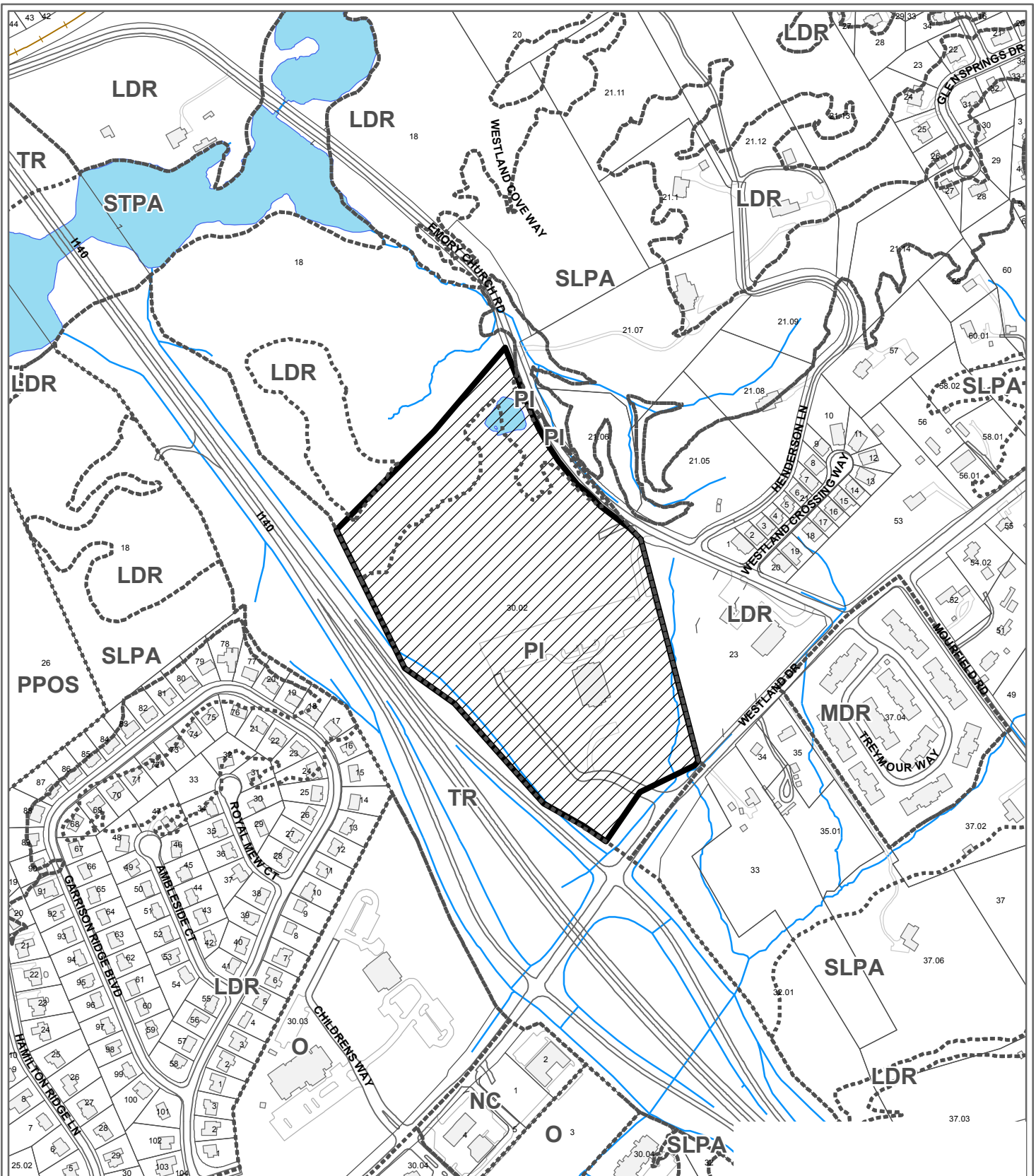
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/6/2017 and 6/20/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**7-D-15-SP
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: PI (Public Institutional) & SLPA (Slope Protection Area)

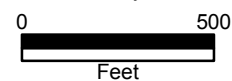
To: C (Commercial) & SLPA (Slope Protection Area)



Petitioner: First Baptist Church Concord as
Successor by Merger to
Westlake Baptist Church

Map No: 144

Jurisdiction: City



Original Print Date: 6/24/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



7-D-15-SP_ 7-C-15-PA_ 7-G-15-RZ_ *untable & withdraw*
3-13-17
Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Fwd: FW: 1938 Morning Pointe of West Knoxville - Withdrawing Previous MPC Requests

1 message

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Mon, Apr 10, 2017 at 1:17 PM

From: Annette Hommel <ahommel@site-incorporated.com>
Date: Mon, Apr 10, 2017 at 1:01 PM
Subject: FW: 1938 Morning Pointe of West Knoxville - Withdrawing Previous MPC Requests
To: Tom Brechko <tom.brechko@knoxmpc.org>



Annette Hommel, P.E.

SITE, Incorporated

10215 Technology Drive, Suite 304

Knoxville, Tennessee 37932

(865) 777-4160 (office)

(865) 777-4168 (direct)

(865) 777-4189 (fax)



From: Annette Hommel
Sent: Tuesday, March 21, 2017 3:44 PM
To: 'dan.kelly@knoxmpc.org'
Subject: 1938 Morning Pointe of West Knoxville - Withdrawing Previous MPC Requests

Dan,

Per our phone conversation this afternoon, the applicant, First Baptist Church Concord as Successor by Merger to Westlake Baptist Church, requests the following items be removed from table with no further action:

- 7-D-15-SP
- 7-C-15-PA
- 7-G-15-RZ

Please let me know if there is any further action required on our part for the withdrawal.

Thank you,

Annette Hommel, P.E.

SITE, Incorporated

10215 Technology Drive, Suite 304

Knoxville, Tennessee 37932

(865) 777-4160 (office)

(865) 777-4168 (direct)

(865) 777-4189 (fax)



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Betty Jo Mahan
Administrative Assistant
Metropolitan Planning Commission
(865) 215-2506



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 7-G-15-RZ
7-C-15-PA

AGENDA ITEM #: 35
AGENDA DATE: 5/11/2017

POSTPONEMENT(S): 7/9/15

▶ **APPLICANT:** FIRST BAPTIST CHURCH CONCORD AS SUCCESSOR BY MERGER TO WESTLAKE BAPTIST CHURCH

OWNER(S): First Baptist Church, Concord

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JURISDICTION: Council District 2

STREET ADDRESS: 9635 Westland Dr

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▶ **TRACT INFORMATION:** 26.4 acres.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Westland Dr., a minor arterial street with 30' of pavement width within 60-200' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

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WATERSHED: Sinking Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** P (Public Institution) / RP-1 (Planned Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / SC-1 (Neighborhood Shopping Center)

▶ **EXISTING LAND USE:** Church and recreation

▶ **PROPOSED USE:** Commercial development

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: Property was rezoned RP-1 at up to 5 du/ac in 2006 after annexation into the City (12-Q-00-RZ). It was previously zoned PR at up to 5 du/ac in the County.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Vacant land / COUNTY / PR (Planned Residential) at up to 5 du/ac with conditions

South: / LDR / A-1 (General Agricultural)

East: / COUNTY / A (Agricultural) and PR (Planned Residential) at up to 4.5 du/ac

West: / ROW / OS-1 (Open Space Preservation)

NEIGHBORHOOD CONTEXT: The area on the east side of I-140 is developed solely with low density residential uses under A, RA and PR zoning. On the west side of I-140, fronting on Westland Dr., there are five small properties zoned for non-

residential uses. That total acreage of the non-residential zoned area is approximately 25 acres, much of which is open space in the PC zoned area on the north side of Westland Dr. Two of the lots, one zoned CA and one zoned OB, on the south side of Westland Dr., are vacant. The other two CA zoned lots are developed with a Weigel's and offices for Heritage Lake apartments.

STAFF RECOMMENDATION:

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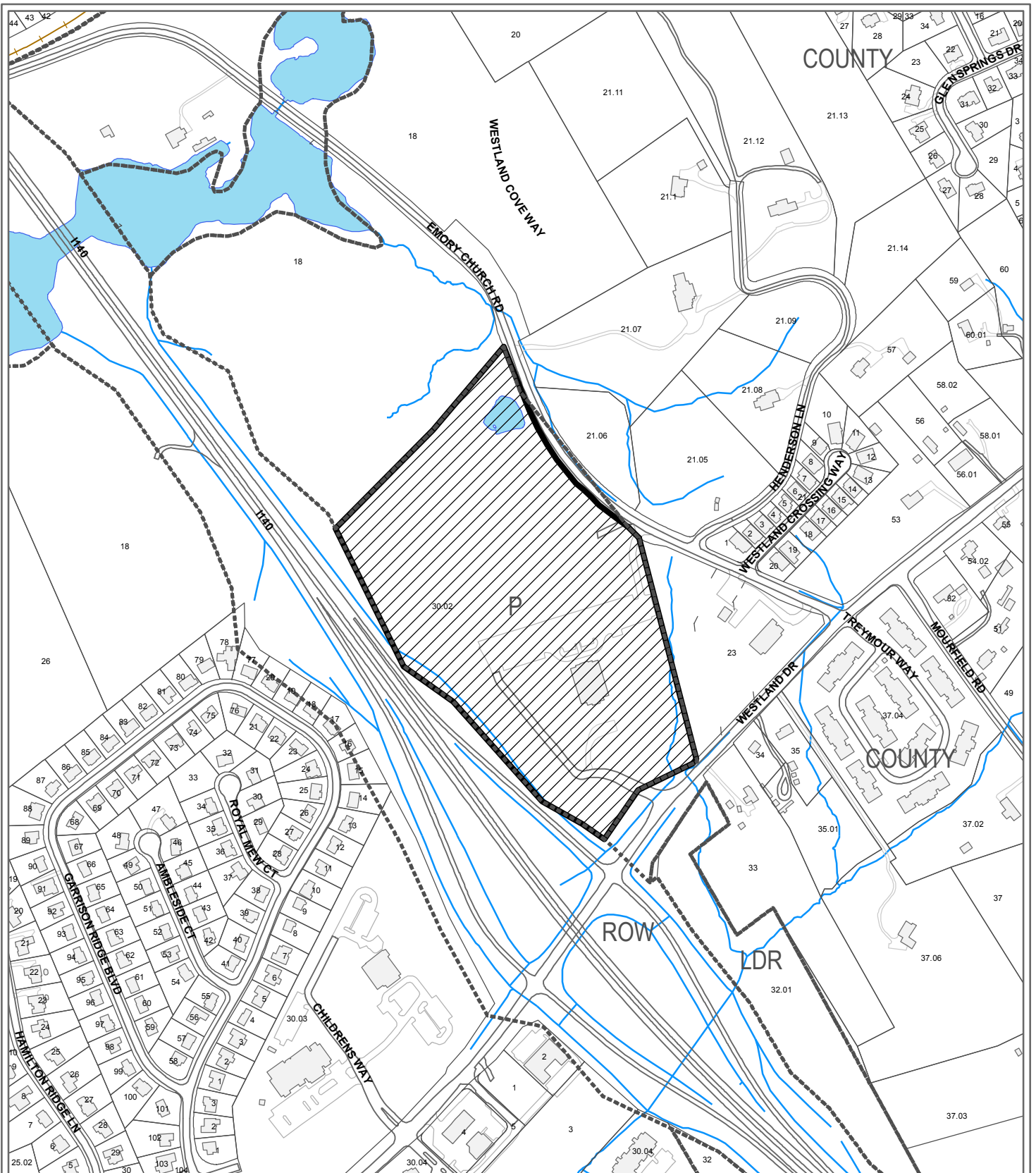
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ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.



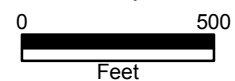
**7-C-15-PA / 7-G-15-RZ
PLAN AMENDMENT**

From: P (Public Institution)
To: GC (General Commercial)

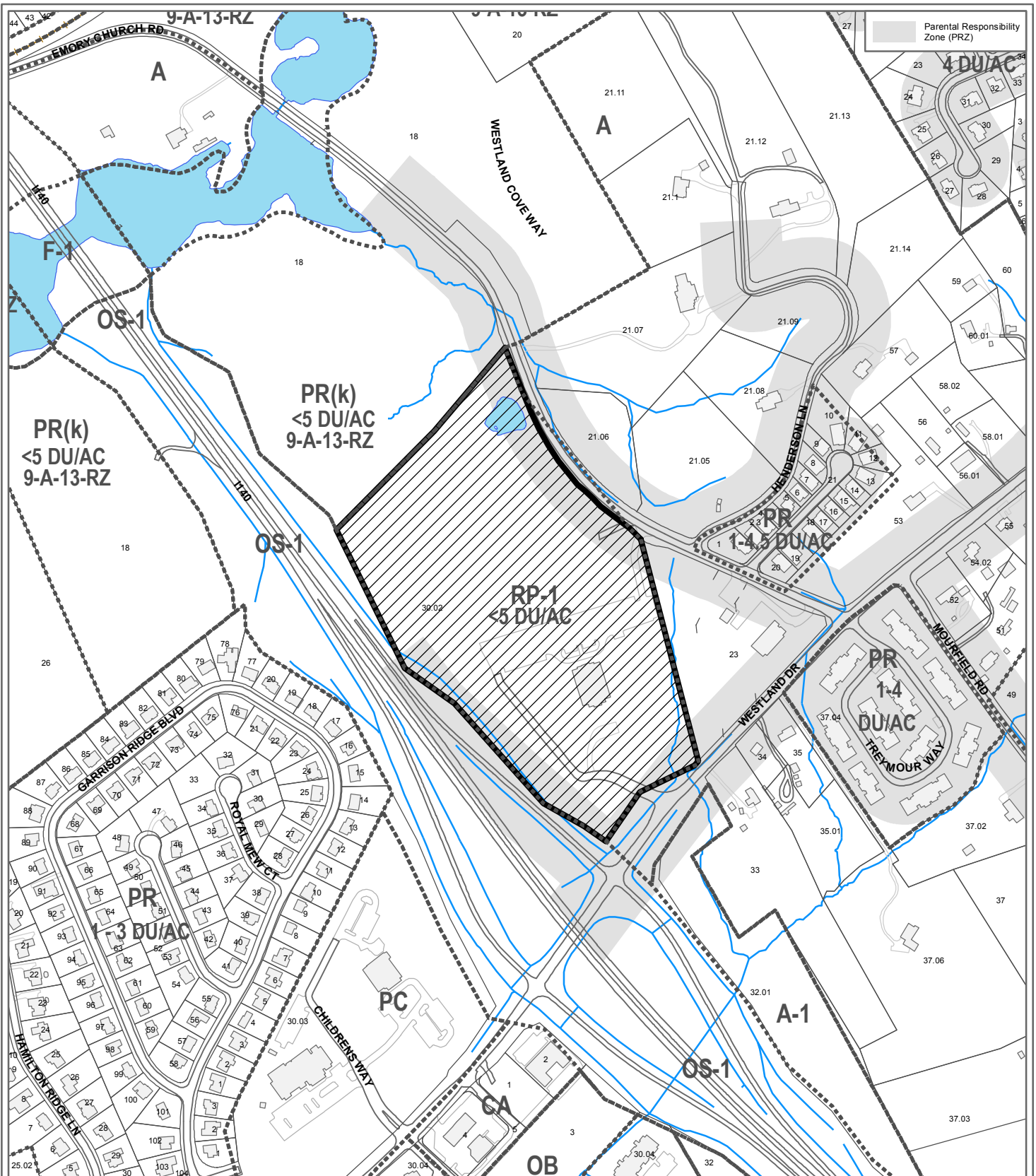


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Map No: 144
Jurisdiction: City



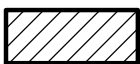
Original Print Date: 6/24/2015 Revised:
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**7-G-15-RZ
REZONING**

From: RP-1 (Planned Residential)

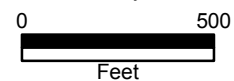
To: SC-1 (Neighborhood Shopping Center)



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