

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 9-E-17-UR **AGENDA ITEM #:** 53

POSTPONEMENT(S): 9/14/2017 **AGENDA DATE:** 10/12/2017

► **APPLICANT:** FELLOWSHIP CHURCH

OWNER(S): Fellowship Evangelical Free Church, Inc.

TAX ID NUMBER: 106 P C 002, 006, 007

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 7800 Middlebrook Pike

► **LOCATION:** West side Broome Rd, south of Middlebrook Pike

► **APPX. SIZE OF TRACT:** 23.73 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Broome Rd., a major collector street with 18' of pavement width within 50' of right-of-way, and Middlebrook Pike, a major arterial street with four lanes and a center median within 130' of 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:** Single family residential and vacant land

► **PROPOSED USE:** Driveway connection to Broome Road for church

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Middlebrook Pike, attached houses / RP-1 (Planned Residential), R-1 (Low Density Residential)

South: Broome Rd., detached houses / R-1E (Low Density Exclusive Residential), R-1 (Low Density Residential)

East: Broome Rd., vacant land, senior living facility (pending) / RP-1 (Planned Residential)

West: Detached residential / R-1E (Low Density Exclusive Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential and church uses under R-1, R-1E and RP-1 zoning.

STAFF RECOMMENDATION:

► **APPROVE** the development plan for a driveway connection to Broome Road for the church and the existing parking lot layout, subject to the following 8 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 for the proposed driveway.
3. Meeting and implementing the "Conclusions and Recommendations" of the Fellowship Church Driveway

Traffic Impact study dated August 30, 2017 (attached), or subsequent revision in accordance with the requirements of MPC and City of Knoxville Department of Engineering staff.

4. Meeting all applicable requirements of City of Knoxville Department of Engineering for all unpermitted site improvements, including but not limited to the parking lot design standards of the Knoxville Zoning Ordinance.
5. Installation of a Type "C" landscape screen (see attached) along the south side of the parking lot where such screening does not currently exist.
6. Installation of all required landscaping within 6 months of completion of work.
7. Combining the 3 lots into one lot, or as otherwise approved by the Knoxville Department of Engineering to provide legal access across the lots.
8. Providing the right-of-way dedication along Broome Road as required by the Major Road Plan, 30 feet from centerline of road, when the properties are platted.

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 is for a new driveway connection to Broome Road for the existing church. The driveway will connect to Broome Road directly across from the driveway for a recently approved senior living development (3-B-17-UR). The access is located on the crest of a hill and curve in the road which requires a sight line easement across the church property, which has been provided on the plan, to ensure the visibility is not blocked by landscaping or other improvements. A sidewalk will also be installed on the west side of Broome Road from the Middlebrook Pike to the new driveway.

When reviewing the proposed driveway it was discovered that the church parking lot was not constructed according to the approved plans and was expanded somewhat without proper approvals. The attached "Overall Site Plan" (sheet C3) shows the existing site improvements on the property. The Planning Commission will be considering this overall site plan for approval with the recommended condition that the parking lot be brought up to compliance with the zoning regulations as required by the City of Knoxville Department of Engineering. This may require some minor changes for drive aisle widths and landscaping, the removal of some parking spaces, or zoning variances.

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

1. The Traffic Impact Study recommends that a police officer be placed at the proposed Broome Road driveway entrance on Sunday mornings to direct existing traffic to turn right onto Broome and not allow exiting left turns following the church service. Staff is recommending that this be a condition of approval.
2. Staff is recommending that a Type "C" landscape screening (see attached) be installed along the south side of the parking lot where such screening does not currently exist.

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

1. The proposed driveway and parking lot for the church, with the recommended conditions, 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, as the Traffic Impact Study notes that church attendees already use Broome Road and the traffic engineer does not anticipate a significant increase in traffic on Broome Road by adding the driveway connection.
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.

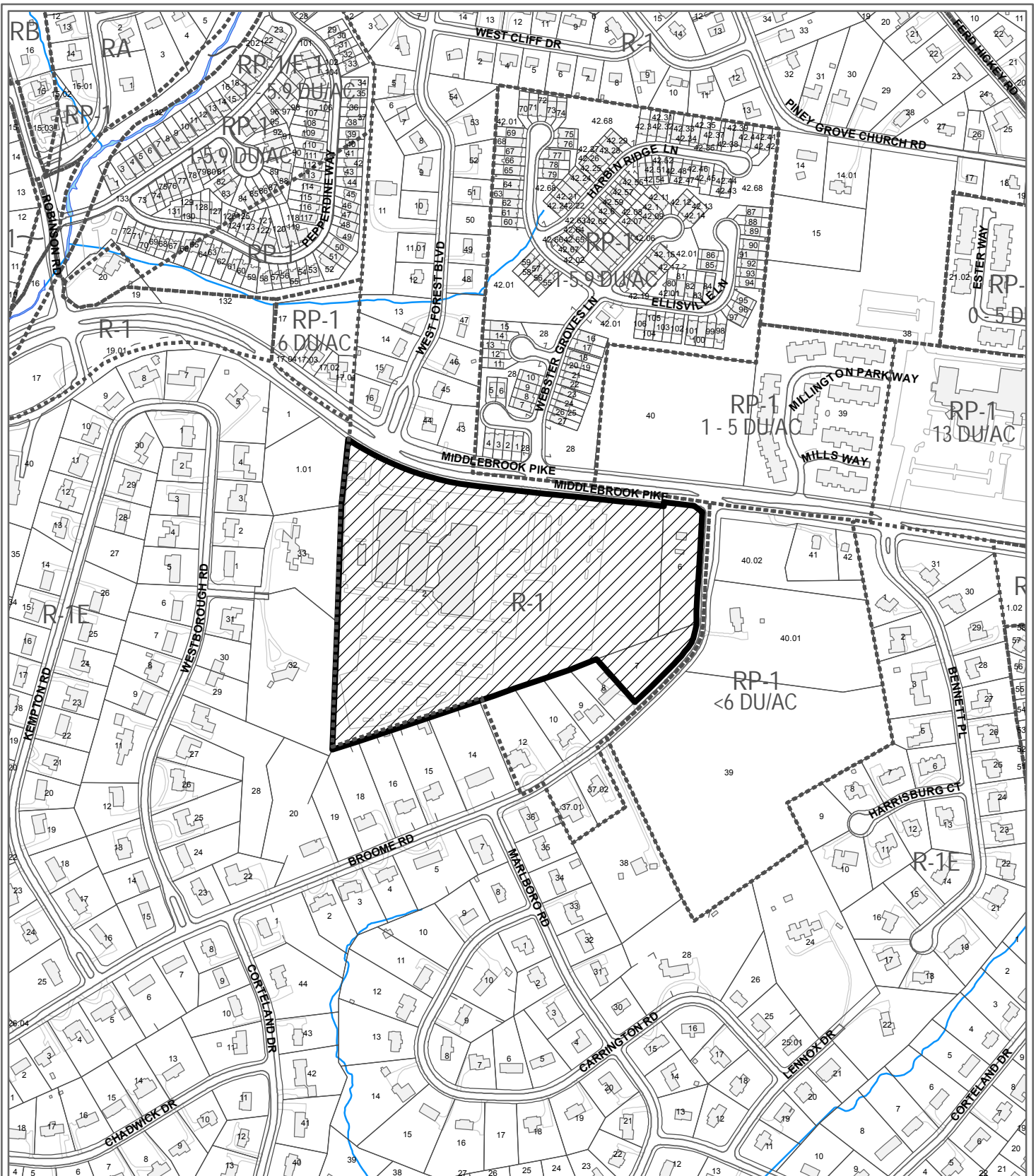
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the One Year Plan and the Northwest City Sector Plan, which propose CI (Civic Institutional) for the site.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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-E-17-UR
USE ON REVIEW**



Driveway connection to Broome Road for church. in R-1 (Low Density Residential)

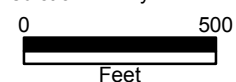
Original Print Date: 8/15/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

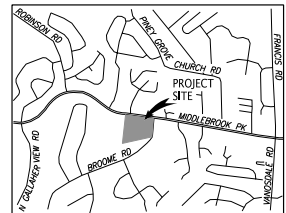
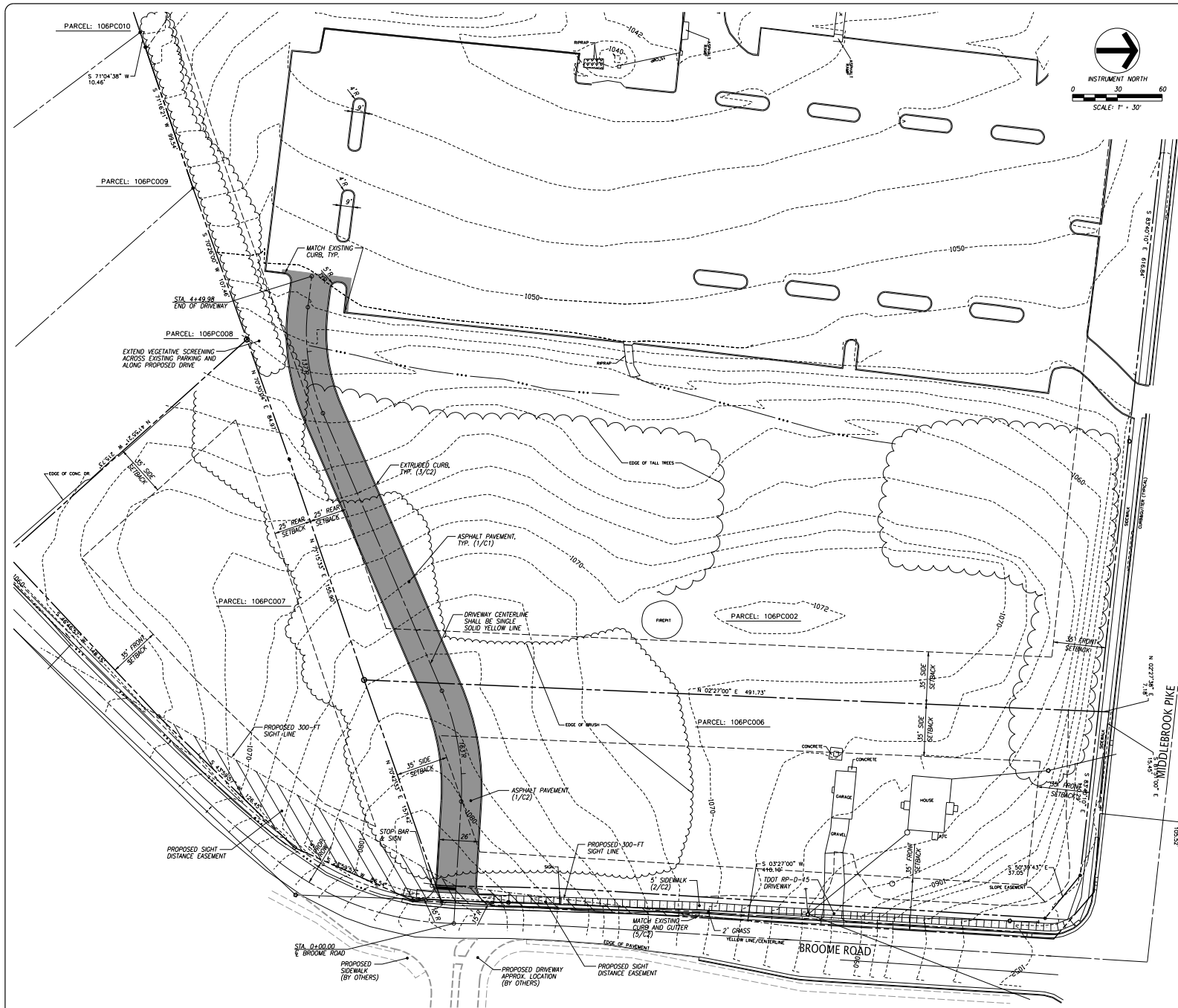
Revised:

Petitioner: Fellowship Church

Map No: 106

Jurisdiction: City





- NOTES:**
1. THE TOPOGRAPHIC AND BOUNDARY DATA WAS PROVIDED BY FIGURA LAND SURVEYING, DATED JUNE 13, 2017.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
 3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION AND TESTING REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 4. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 5. PROPERTY CONCERNED REFLECTS PARCELS 106PC002, 106PC006, AND 106PC007 IN KNOX COUNTY CLT MAP 106-P. ZONING FOR THE PROPERTY IS R-1, LOW DENSITY RESIDENTIAL DISTRICT, CITY BLOCK NO. 46480, WARD NO. 46. TOTAL AREA = 2.313 AC. TOTAL DISTURBED AREA = 0.58 AC.
 6. BUILDING SETBACKS ARE 35-FT. FRONT, 35-FT. ON SIDE, AND 25-FT. REAR.
 7. REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERLATH LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED REFER TO THE CURB DETAIL IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB.

OWNER: FELLOWSHIP EVANGELICAL FREE CHURCH
 8800 MIDDLEBROOK PIKE
 KNOXVILLE, TN 37909
CONTACT: MR. DOUG TOLSON
 PHONE: 865-470-8800
 EMAIL: dtolson@fellowshipknox.org

- LEGEND:**
- ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - SIGHT DISTANCE EASEMENT
 - PROPERTY LINE
 - SETBACK LINE
 - EXISTING EASEMENT
 - SIGHT LINE
 - EXISTING SWALE
 - (1/2) TYP.
 - DETAIL REF. (DETAIL NO./SHT. NO.)
 - TYPICAL

9-E-17-UR
 Revised: 9/6/2017

10130 HARMON VALLEY ROAD
 SUITE 201
 KNOXVILLE, TN 37932
 OFFICE: 865-590-6419
 FAX: 865-590-6448
 www.fulghummacindoe.com

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

CHURCH ACCESS DRIVE
 7800 MIDDLEBROOK PIKE
 KNOXVILLE, TENNESSEE 37909

FELLOWSHIP CHURCH KNOXVILLE
 8800 MIDDLEBROOK PIKE
 KNOXVILLE, TN 37909
CONTACT: MR. DOUG TOLSON
 TELEPHONE NO.: 865-470-8800
 EMAIL: dtolson@fellowshipknox.org

USE ON REVIEW PLAN

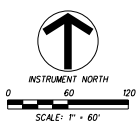
PROJ. NO.	DATE	BY	FOR
414.015	09/06/17	AMC	AMC
07/31/17	08/10/17	AMC	AMC
07/31/17	07/31/17	AMC	AMC

Project
 414.015
 Date
 07/31/17
 Scale
 1"=30'

C1

File Name: J:\14141417\DWG\14141417.dwg
Plot Date: 9/6/2017

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LEGEND:
22 NUMBER OF PARKING SPACES
--- PROPERTY LINE

PARKING SUMMARY

REQUIRED PARKING	
ONE (1) PER THREE (3) SEATS OR ONE (1) PER TWENTY-FIVE (25) SQUARE FEET OF USABLE FLOOR AREA OF AUDITORIUM, WHICHEVER IS GREATER	
MINIMUM PARKING REQUIRED:	
1 PER 3 SEATS (1,387 SEATS) =	463 SPACES
1 PER 25 SF (13,608 SF) =	545 SPACES
MINIMUM REQUIRED	
EXISTING PARKING:	
STANDARD SPACES (9'x17.5')	1,011
HANDICAP (4 VAN ACCESSIBLE)	24
TOTAL	1,035 SPACES
PROPOSED PARKING:	
STANDARD SPACES (9'x17.5')	1,004
HANDICAP (4 VAN ACCESSIBLE)	24
TOTAL	1,028 SPACES

9-E-17-UR
Revised: 9/6/2017

 10130 HARBIN VALLEY ROAD SUITE 201 KNOXVILLE, TN 37932 OFFICE: 865.690.6419 FAX: 865.690.6448 www.fulghummacindoe.com	
PRELIMINARY NOT FOR CONSTRUCTION	
CHURCH ACCESS DRIVE 7800 MIDDLEBROOK PIKE KNOXVILLE, TENNESSEE 37909	
FELLOWSHIP CHURCH KNOXVILLE 8000 MIDDLEBROOK PIKE KNOXVILLE, TN 37909 CONTACT: MR. DOUG TOLSON TELEPHONE NO.: 865-470-8800 EMAIL: dgtolson@fellowshipknox.org	
OVERALL SITE LAYOUT	
Project 414.015	Sheet C3
Date 09/06/17	Scale 1"=60'
Drawn By AMC	Designed By AMC
Issued For Review No.	Revision/Issue No.
Date 09/06/17	Date

5 Conclusions and Recommendations

5.1 Broome Road @ Fellowship Church Driveway

Based on the traffic count dated August 27, 2017 approximately 3% of the entering traffic during both the first and second service will enter using the proposed Broome Road driveway and approximately 10% of the exiting traffic during the first service and 6% during the second service will exit using the proposed Broome Road driveway.

FMA recommends that a police officer be placed at the proposed driveway entrance on Sunday mornings. The police officer should direct exiting traffic to turn right onto Broome and not allow exiting left turns following the church service.

The minimum required sight distance for a road with a posted speed limit of 30 mph is 300 feet in each direction in accordance with the "Minimum Subdivision Regulations" for Knoxville and Knox County. The proposed intersection of Broome Road at Fellowship Church Driveway has a measured sight distance that exceeds 300 feet north and south of the intersection, which meets the requirement. The proposed sight line does cross out of the right-of-way and will require an easement both north and south of the intersection in order to maintain the sight distance. FMA recommends any landscaping be installed so as to maintain the sight distance and continue to comply with City of Knoxville Department of Engineering requirements.

Broome Road is classified as a major collector. The minimum intersection spacing required for a collector is 300 feet per the "Minimum Subdivision Regulations" for Knoxville and Knox County. The nearest road intersection to the proposed driveway is currently 460 feet north at the intersection of Broome Road and Middlebrook Pike (S.R. 169). This intersection exceeds the typical minimum separation of 300 feet between roads on a collector; therefore, no change is necessary.

GUIDELINES LANDSCAPE SCREENING

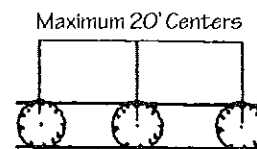
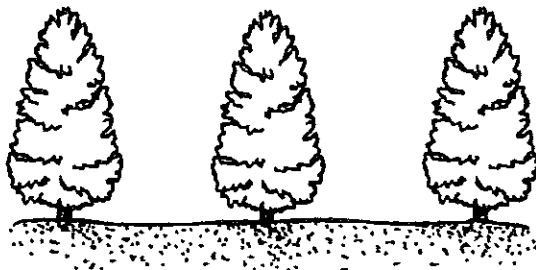
Type "C" Screen: Partial

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.

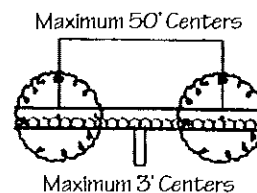
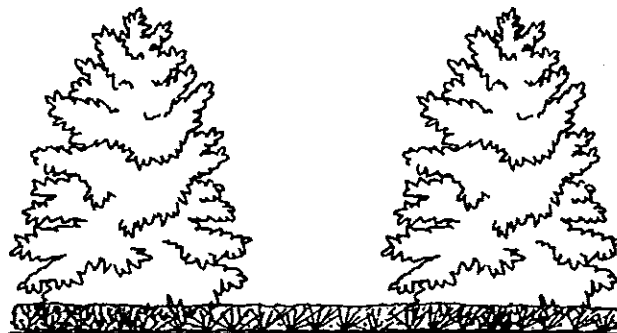
- A row of small evergreen trees

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)

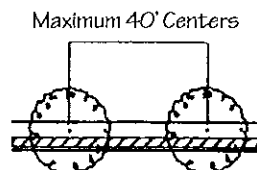
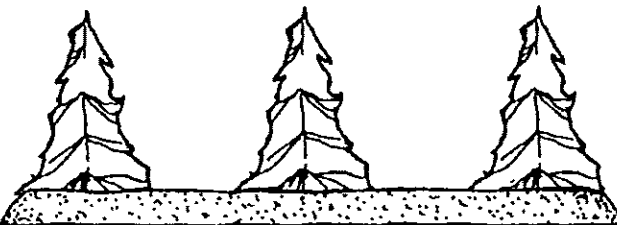
TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.



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.



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.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: Broome Road and neighborhood future

1 message

Terry Gilhula <terry.gilhula@knoxmpc.org>

Mon, Oct 2, 2017 at 12:54 PM

To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, "Brooks, Amy" <amy.brooks@knoxtrans.org>, Gerald Green <gerald.green@knoxmpc.org>, "Kelly, Dan" <dan.kelly@knoxmpc.org>

----- Forwarded message -----

From: Tina Peroulas <vperoulas@gmail.com>

Date: Mon, Oct 2, 2017 at 12:50 PM

Subject: Broome Road and neighborhood future

To: contact@knoxmpc.org

My name is Tina Peroulas and I live at [643 Broome Road](#).

MPC is having a meeting to approve a petition by the Fellowship Church at [8000 Middlebrook Pike](#) to open an exit onto Broome Road. At the same time, MPC approved the building of an assisted living facility directly across from the area of this proposed exit. Both would pour onto Broome Road and into a viable neighborhood, West Hills.

It truly seems that West Hills has become one of those throwaway neighborhoods that people prey on. We can get no assistance from traffic and engineering and are praying that MPC will help us by voting NO on the Fellowship Church desires.

It appears that previous promises with the assisted living that traffic will not come onto Broome but open onto Middlebrook Pike have not materialized. The opening that construction traffic empties onto is on Broome with the Middlebrook front of that property still available for purchase.

I invite each and every one of the members of MPC to my home so we can physically tour the mess that is being created on this road and in this neighborhood by people who are only looking for top dollar and not to foment good will. 'She' could have built a lovely neighborhood subdivision...

Thank you for your attention. I welcome you for a cup of coffee and a Greek cookie or two. Just let me know. Remember vote NO on further intrusions into what tomorrow could be in your neighborhood and close to your house.

Tina Peroulas



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] 9-E-17-UR Opposition - Accident Images Attached

1 message

Debra Smith <debra@wetn.com>

Wed, Oct 4, 2017 at 11:27 AM

Reply-To: debra@wetn.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Dear MPC Commissioners:

I started drafting this letter yesterday **IN OPPOSITION** to the Fellowship Church Driveway Connection to Broome Road (9-E-17-UR) for the very reasons below.

It's Tuesday, October 3rd and at 12:45 PM today a neighbor crashed directly in front of our home (538 Broome Road) when hit by someone cutting through the West Hills (Loudon County tags - let it be noted occupant was driving on a revoked license, with no insurance, at a high rate of speed which totaled his car - PICTURES ATTACHED). Broome was closed, cars rerouted and both automobiles towed from the scene. I have also added pictures of my next door neighbors mailbox (530 Broome) from May 2017 when a driver traveling at a high rate of speed crashed into their mailbox and moved it from its foundation.

PLEASE SEE NEIGHBORHOOD CONCERNS BELOW, but ours in particular as we LIVE DIRECTLY on Broome and see first-hand the speed and carelessness of drivers on a daily basis (please add to file for consideration on 10/12/17).

- Broome Road is a RESIDENTIAL street, but has become a highway/speedway/short cut for many searching to cut out 2 minutes off their drive time and Broome cannot stand any more traffic, ANY DAY OF THE WEEK.
- Concerns for the safety of our family, friends and neighbors traveling on the sub-standard, too narrow roadway which is lacking the majority of safety features of any city street in Knoxville. No prospects of any improvements to address these concerns on the horizon?
- Fellowship Church has an existing traffic flow problem and has ambitions to grow its congregation. Adding more facilities/road will exacerbate their existing problem and add more traffic onto our neighborhood street. Broome Road is meant for the residents of West Hills and its inhabitants to travel to and from home safely. Originally just a country road connecting farmland. Never improved to normal street standards or meant for heavy traffic.
- As a member of Cedar Springs Church I would like to speak personally. At one time the congregation parked/cut through/and exited through the adjacent subdivision and over time it started becoming a problem, a large traffic problem. They had a voice and we listened – all entrances and exits were sealed off from our parking lot, no more cut throughs/parking – CSPC respected their wishes and worked together for the best outcome. It now takes 10-15 minutes to leave the lot, but everyone simply waits to exit and waits to park. It's what happens with ANY LARGE CHURCH on a Sunday morning and is no different than any venue (large crowds) in town on any given day.

- Other churches such as Sevier Heights and Concord Baptist face similar issues on Sunday, but manage with the assistance of off duty KPD officers and patience from the congregation. Fellowship currently has MULTIPLE exits onto Middlebrook Pike which has worked for all the years they have been in existence, why now do they want to cause major safety concerns for the residents of West Hills?

In closing, the West Hills Executive Committee and Fellowship Elders have met on several occasions to rework the plan or table the plan until more discussion can take place. The WH committee was told last week by Fellowship representatives that they were moving forward and that we would see them at MPC October 12th. **I along with the residents of West Hills (petition signatures forthcoming) are imploring MPC to deny the request. Please help us maintain the safety of our residential neighborhood.**

Thank you in advance for your consideration and we look forward to seeing you on October 12th.

Frank & Debra Smith

538 Broome Road

Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org

4 attachments



Broome Road Accident 10-3-17.JPG
7897K



Broome Road Accident 10-3-17 II .JPG
9413K

Broome Mailbox.jpg
131K



Broome Mailbox II.jpg
814K



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] 9-E-17-UR Opposition - Accident Images Attached

1 message

vmdred49 via Commission <commission@knoxmpc.org>
Reply-To: vmdred49@aol.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Oct 4, 2017 at 1:02 PM

Dear MPC Commissioners:

We are IN OPPOSITION to the Fellowship Church Driveway Connection to Broome Road (9-E-17-UR) for the reasons below:

On Tuesday, October 3rd at 12:45 PM a neighbor crashed directly in front of our home (538 Broome Road) when hit by someone cutting through the West Hills (Loudon County tags - let it be noted occupant was driving on a revoked license, with no insurance, at a high rate of speed which totaled his car, so fast ALL of his airbags deployed - PICTURES ATTACHED). Broome was closed, cars rerouted and both automobiles towed from the scene. Also added pictures of my next door neighbors mailbox (530 Broome) from May 2017 when a driver traveling at a high rate of speed crashed into their mailbox and moved it from its foundation.

About May or thereabouts a drive rounded the curve on Broome/Chadwick and took out the curve notification sign because of speed.

PLEASE SEE NEIGHBORHOOD CONCERNS BELOW, but ours in particular as we LIVE DIRECTLY on Broome and see first-hand the speed and carelessness of drivers on a daily basis (please add to file for consideration on 10/12/17).

- Broome Road is a residential street, but has become a highway/speedway/short cut for many and Broome cannot stand any more traffic, ANY DAY OF THE WEEK.
- Concerns for the safety of our family, friends and neighbors traveling on the sub-standard, too narrow roadway which is lacking the majority of safety features of any city street in Knoxville. No prospects of any improvements to address these concerns on the horizon?
- Fellowship Church has an existing traffic flow problem and has ambitions to grow its congregation. Adding more facilities/road will exacerbate their existing problem and add more traffic onto our neighborhood street. **Broome Road is meant for the residents of West Hills and its inhabitants to travel to and from home safely.** Originally just a country road connecting farmland. Never improved to normal street standards or meant for heavy traffic.
- We are in our 70's and live at the crest of the hill. It is concerning to us the number of cars speeding. Just yesterday a car was driving over the yellow line on Broome and we had to pull off in order not to be hit.
- Other churches such as Cedar Springs, Sevier Heights and Concord Baptist face similar issues on Sunday, but manage with the assistance of off duty KPD officers and patience from the congregation. Fellowship can continue to use their existing MULTIPLE exits onto Middlebrook Pike which has worked for all the years they have been in existence, why now do they want to cause major safety concerns for the residents of West Hills?

In closing, the West Hills Executive Committee and Fellowship Elders have met on several occasions to rework the plan or table the plan until more discussion can take place. The WH committee was told last week by Fellowship representatives that they were moving forward and that we would see them at MPC October 12th. **I along with the residents of West Hills (petition signatures forthcoming) are exploring MPC to deny the request . Please help us maintain the safety of our residential neighborhood.**

Thank you in advance for your consideration and we look forward to seeing you on October 12th.

Richard and Vivian DuByne
538 Broome Road
Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org

☒ **Use on Review** ☐ **Development Plan**
Name of Applicant: Fellowship ChurchDate Filed: 07/31/2017Meeting Date: 09/14/2017Application Accepted by: Sherry Michienzi

Fee Amount: _____

File Number: Development Plan _____

Fee Amount: 1200⁰⁰File Number: Use on Review 9-E-17-UR

RECEIVED

JUL 31 2017

Metropolitan
Planning Commission**PROPERTY INFORMATION**Address: 7800 and 8000 Middlebrook PikeGeneral Location: South of intersection of
Broome Rd and Middlebrook PkTract Size: 23.73 ac No. of Units: NAZoning District: R-1Existing Land Use: Church, unused,
single family residentialPlanning Sector: Northwest CitySector Plan Proposed Land Use Classification:
CI (Civic/Institutional)Growth Policy Plan Designation: City of KnoxvilleCensus Tract: 45Traffic Zone: 158Parcel ID Number(s): 106PC002, 160PC006, 106PC007Jurisdiction: ☒ City Council 2nd District☒ County Commission 4th District**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Fellowship Church Knoxville

Company: _____

Address: 8000 Middlebrook PikeCity: Knoxville State: TN Zip: 37909Telephone: 865.470.9800

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Aarron Gray, P.E.Company: Fulghum, MacIndoe, and Assoc.Address: 10330 Hardin Valley Rd, Suite 201City: Knoxville State: TN Zip: 37932Telephone: 865.251.5071

Fax: _____

E-mail: gray@fulghummacindoe.com**APPROVAL REQUESTED**☐ Development Plan: Residential Non-Residential☐ Home Occupation (Specify Occupation)

_____☒ Other (Be Specific)Use on Review for proposed driveway
connection to Broome Road.**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: *

PLEASE PRINT

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____