

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

▶ **FILE #:** 9-E-17-UR

AGENDA ITEM #: 59

AGENDA DATE: 9/14/2017

▶ **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:

▶ **POSTPONE until the October 12, 2017 MPC meeting as requested by the applicant.**

The applicant has requested postponement in order to allow additional time to discuss the project with the surrounding neighborhood.

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.