

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

▶ **FILE #:** 9-G-17-UR

**AGENDA ITEM #:** 60

**AGENDA DATE:** 9/14/2017

▶ **APPLICANT:** URBAN ENGINEERING, INC

OWNER(S): Providence Church

TAX ID NUMBER: 118 069

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1432 Lovell Rd

▶ **LOCATION:** Southeast side of Lovell Rd., southwest side of Pellissippi Parkway.

▶ **APPX. SIZE OF TRACT:** 10.96 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Rd., a minor arterial street with a five lane street section within a required right-of-way of 100'.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** BP (Business and Technology) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Church parking lot and building expansion

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Pellissippi Parkway and mixed commercial businesses - CA (General Business) / TO (Technology Overlay)

South: Residences - RA (Low Density Residential) / TO (Technology Overlay)

East: Residences - RA (Low Density Residential) / TO (Technology Overlay)

West: Centerpoint Business Park and residences - PC (Planned Commercial) / TO (Technology Overlay) and BP (Business and Technology) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This site is located across Lovell Rd. from the Centerpoint Business Park which was developed by the Knox County Development Corporation. Other uses in the area consist of mixed commercial and residential development.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request for an expansion to the church parking lot and a building expansion for a storage area of approximately 580 square feet as shown on the development plan subject to 5 conditions.

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

2. Installation of the sidewalk extension out to Lovell Rd. as designated on the development plan meeting all applicable requirements of the Americans with Disabilities Act ( ADA) and the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Obtaining a driveway connection permit from the Tennessee Department of Transportation for the modifications to the entrance driveway.
5. Issuance of a Certificate of Appropriateness for the proposed development by the Tennessee Technology Corridor Development Authority (TTCDA) and compliance with any conditions of that certificate.

With the noted conditions, this plan meets the requirements for approval in the BP (Business and Technology) zoning district and the other criteria for approval of a Use on Review.

**COMMENTS:**

The applicant is requesting approval of some site modifications for Providence Church, an existing church located in the southwest quadrant of the Pellissippi Parkway and Lovell Rd. interchange.

The proposed improvements include the addition of 32 parking spaces to help meet current parking demand for the church. A small two story building addition of approximately 580 square feet is proposed on the back of the church for storage. A dumpster enclosure is also being added at the southeast corner of the church which will not be visible from the street. The applicant is also proposing some modifications to the entrance driveway that will require approval from the Tennessee Department of Transportation.

The property is located within the TO (Technology Overlay) district which requires approval from the Tennessee Technology Corridor Development Authority (TTCDA) The request is scheduled for review by the TTCDA on September 11, 2017.

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

1. The proposed site improvements for this existing church will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed improvements are compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed improvements meet the standards for development within the BP (Business and Technology) zoning district and all other requirements of the Zoning Ordinance..
2. The proposed improvements are 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 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 area 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.

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

1. The Northwest County Sector Plan identifies this property for office use. A church would be a permitted use within an office district and would be in conformance with the sector plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County Farragut Growth Policy Plan.

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 Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.