

**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 354 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 building addition of approximately 354 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.

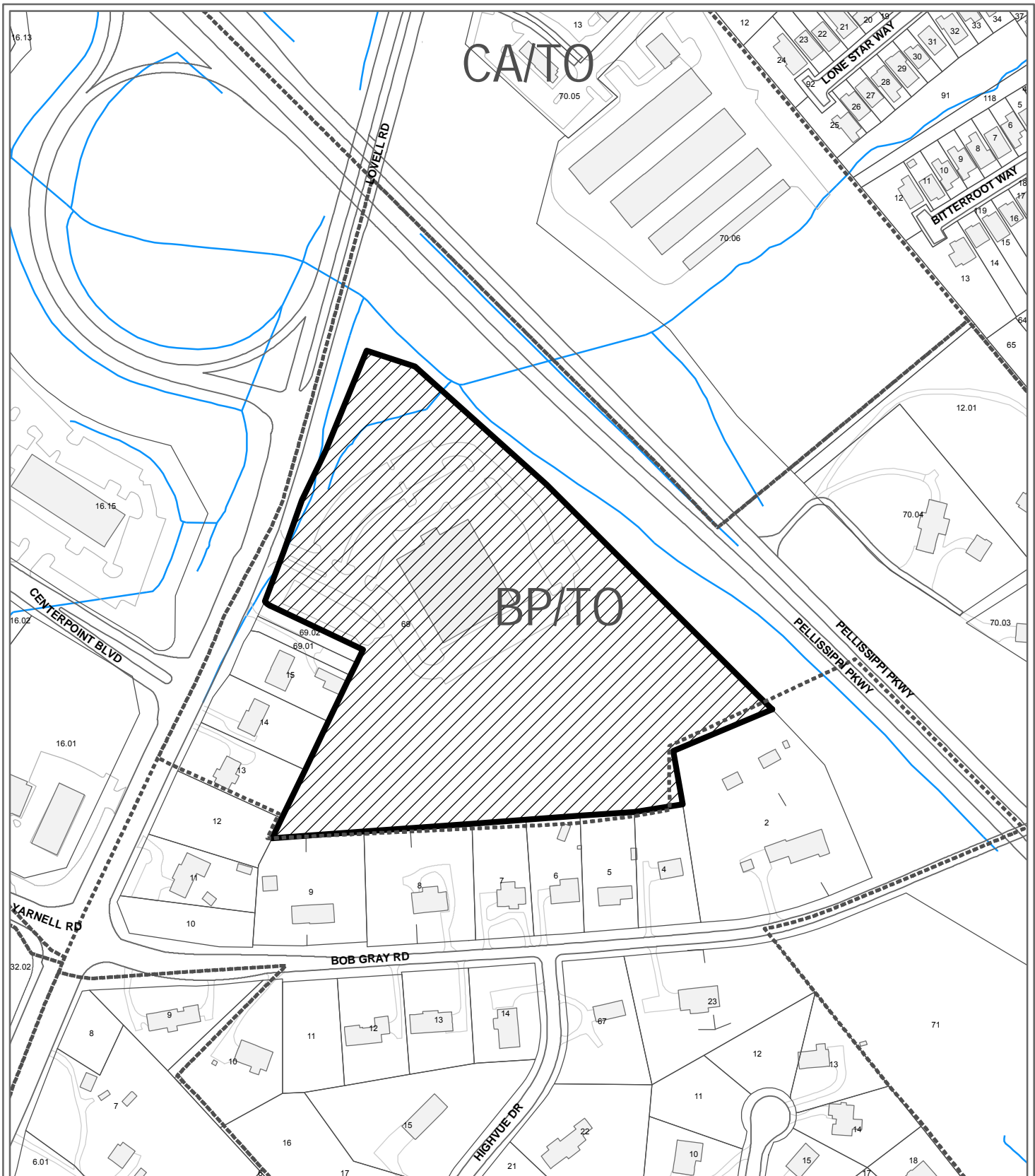
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

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.



**9-G-17-UR  
USE ON REVIEW**



Church parking lot and building expansion in BP (Business and Technology) / TO (Technology Overlay)

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

Petitioner: Urban Engineering, Inc

Map No: 118

Jurisdiction: County

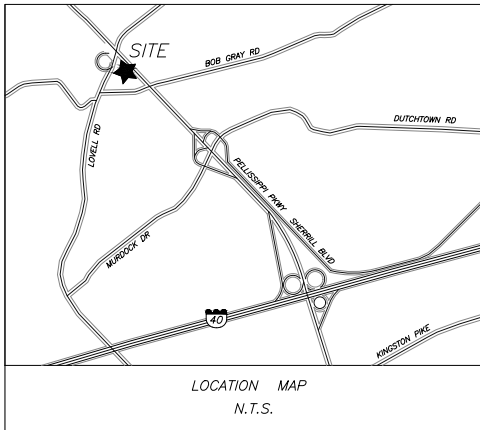



# SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 1407026



OWNER / DEVELOPER:  
**PROVIDENCE CHURCH**  
 1432 LOVELL ROAD  
 KNOXVILLE, TENNESSEE 37932  
 TEL. (865) 691-3000



 ENGINEER:  
**URBAN ENGINEERING, INC.**  
 11852 KINGSTON PIKE  
 FARRACUT, TENNESSEE 37934  
 (865) 966-1924

**SPECIFICATIONS**  
 EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL - AS DIRECTED BY LCUB  
 WATER - AS DIRECTED BY WEST KNOX UTILITY DISTRICT  
 SANITARY SEWER - AS DIRECTED BY WEST KNOX UTILITY DISTRICT  
 GAS - AS DIRECTED BY KUB  
 CABLE TV - AS DIRECTED BY COMCAST  
 TELEPHONE - AS DIRECTED BY AT&T  
 SITE WORK - AS DIRECTED BY KNOX COUNTY

SHEET INDEX

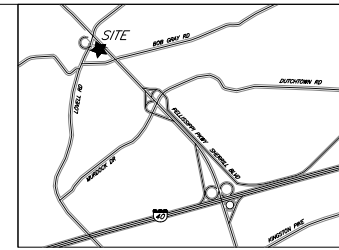
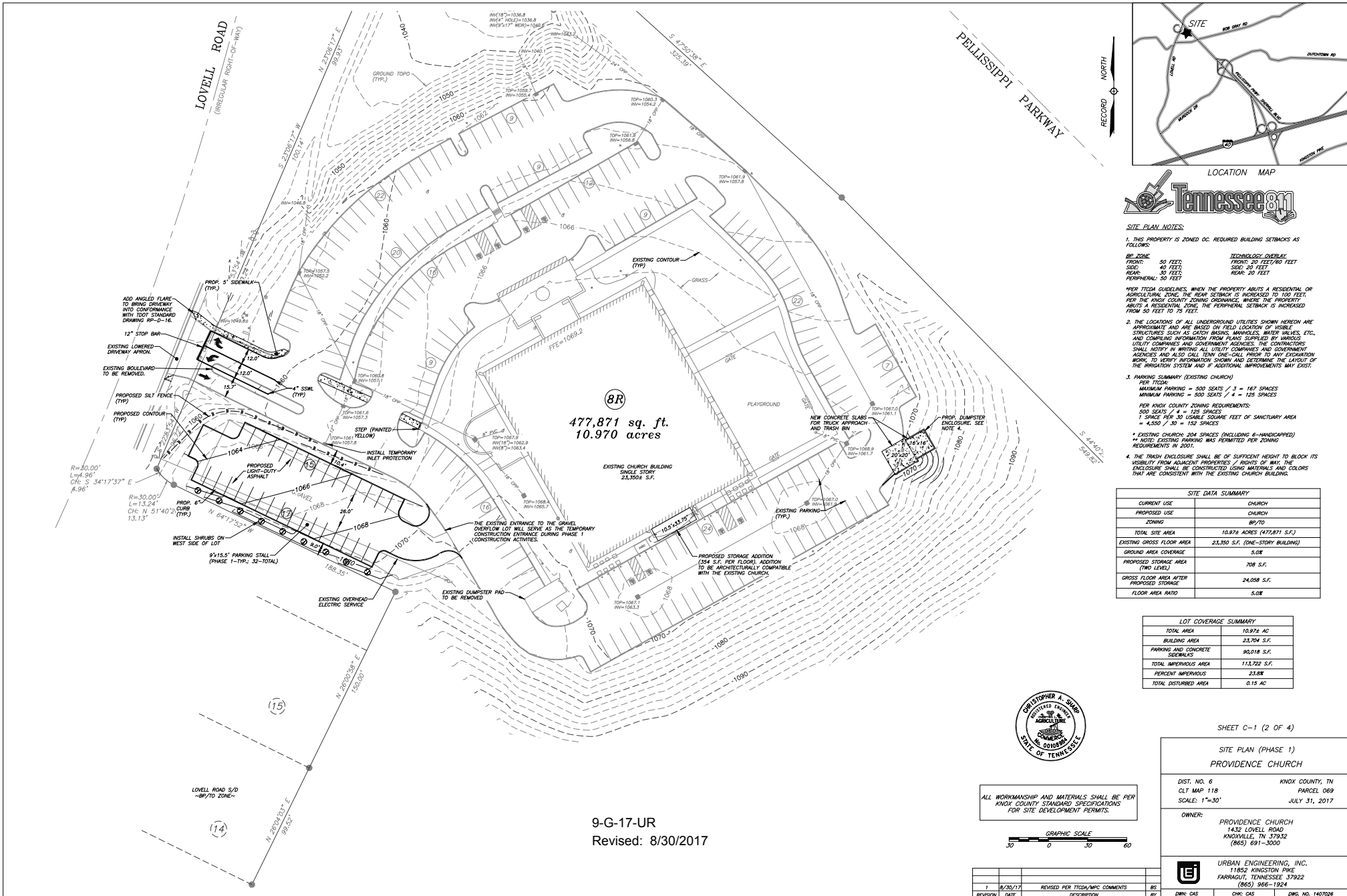
TITLE SHEET  
 SITE PLAN (PHASE 1)  
 FLOOR PLANS  
 ELEVATIONS

SHEET

C-0  
 C-1  
 A2.1  
 A5.1

9-G-17-UR  
 Revised: 8/30/2017

ISSUE NO.	DATE	DESCRIPTION
2	8/30/17	MPC/TTCDA SUBMITTAL 2
1	7/31/17	MPC/TTCDA SUBMITTAL 1



- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED OC. REQUIRED BUILDING SETBACKS AS FOLLOWS:  
**OC ZONE TECHNOLOGY OVERLAY**  
 FRONT: 30 FEET FRONT: 20 FEET/60 FEET  
 SIDE: 40 FEET SIDE: 30 FEET  
 REAR: 30 FEET REAR: 20 FEET  
 PERIPHERAL: 50 FEET PERIPHERAL: 50 FEET
  - PER TCOA GUIDELINES, WHEN THE PROPERTY ABUTS A RESIDENTIAL OR AGRICULTURAL ZONE, THE REAR SETBACK IS INCREASED TO 100 FEET. PER THE KNOX COUNTY ZONING ORDINANCE, WHEN THE PROPERTY ABUTS A RESIDENTIAL ZONE, THE PERIPHERAL SETBACK IS INCREASED FROM 50 FEET TO 75 FEET.
  - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS GATE PIPES, MANHOLES, WATER MAINS, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CITY ENGINEERS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL DOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE UTILITY SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  - PARKING SUMMARY (EXISTING CHURCH)**  
 PER TCOA:  
 MAXIMUM PARKING = 500 SEATS / 3 = 167 SPACES  
 MINIMUM PARKING = 500 SEATS / 4 = 125 SPACES  
 PER KNOX COUNTY ZONING REQUIREMENTS:  
 200 SEATS / 4 = 125 SPACES  
 1 SPACE PER 30 USABLE SQUARE FEET OF SANCTUARY AREA = 4,500 / 30 = 152 SPACES
  - EXISTING CHURCH: 204 SPACES (INCLUDING 6-HANDICAPPED)  
 \*\* NOTE: EXISTING PARKING WAS PERMITTED PER ZONING REQUIREMENTS IN 2001.
  - THE TRASH ENCLOSURE SHALL BE OF SUFFICIENT HEIGHT TO BLOCK ITS VISIBILITY FROM ADJACENT PROPERTIES. RIGHTS OF WAY. THE ENCLOSURE SHALL BE CONSTRUCTED USING MATERIALS AND COLORS THAT ARE CONSISTENT WITH THE EXISTING CHURCH BUILDING.

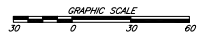
477,871 sq. ft.  
10.970 acres

SITE DATA SUMMARY	
CURRENT USE	CHURCH
PROPOSED USE	CHURCH
ZONING	80/70
TOTAL SITE AREA	10,974 ACRES (477,871 S.F.)
EXISTING GROSS FLOOR AREA	23,350 S.F. (ONE-STORY BUILDING)
GROUND AREA COVERAGE	5.0%
PROPOSED STORAGE AREA (TWO LEVEL)	708 S.F.
GROSS FLOOR AREA AFTER PROPOSED STORAGE	24,058 S.F.
FLOOR AREA RATIO	5.0%

LOT COVERAGE SUMMARY	
TOTAL AREA	10,974 AC
BUILDING AREA	23,704 S.F.
PARKING AND CONCRETE SIDEWALKS	93,018 S.F.
TOTAL IMPERVIOUS AREA	113,722 S.F.
PERCENT IMPERVIOUS	23.8%
TOTAL DISTURBED AREA	0.15 AC



ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.



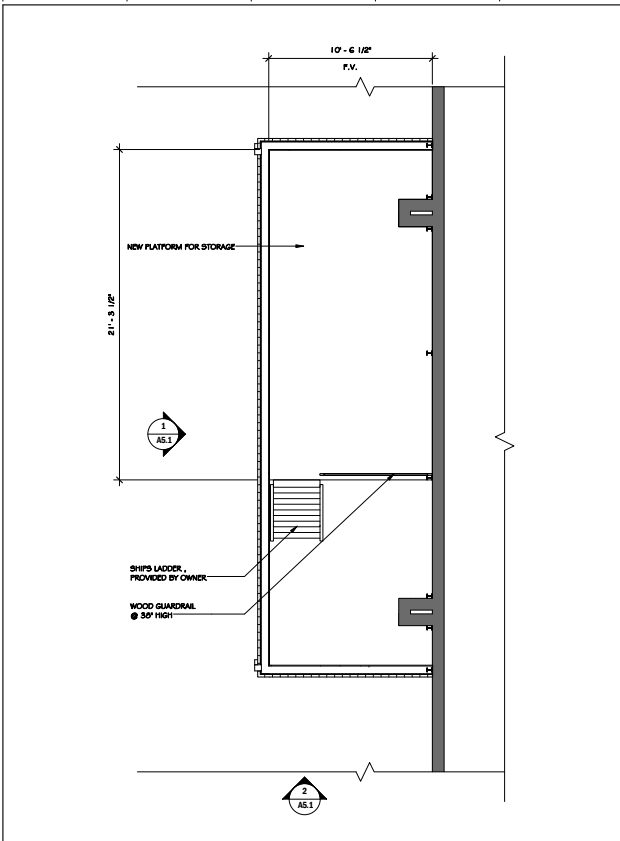
SHEET C-1 (2 OF 4)

SITE PLAN (PHASE 1) PROVIDENCE CHURCH	
DIST. NO. 6	KNOX COUNTY, TN
CLT MAP 118	PARCEL 069
SCALE: 1"=30'	JULY 31, 2017
OWNER:	PROVIDENCE CHURCH 1432 LOVELL ROAD KNOXVILLE, TN 37932 (865) 691-3000
DESIGNER:	URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924

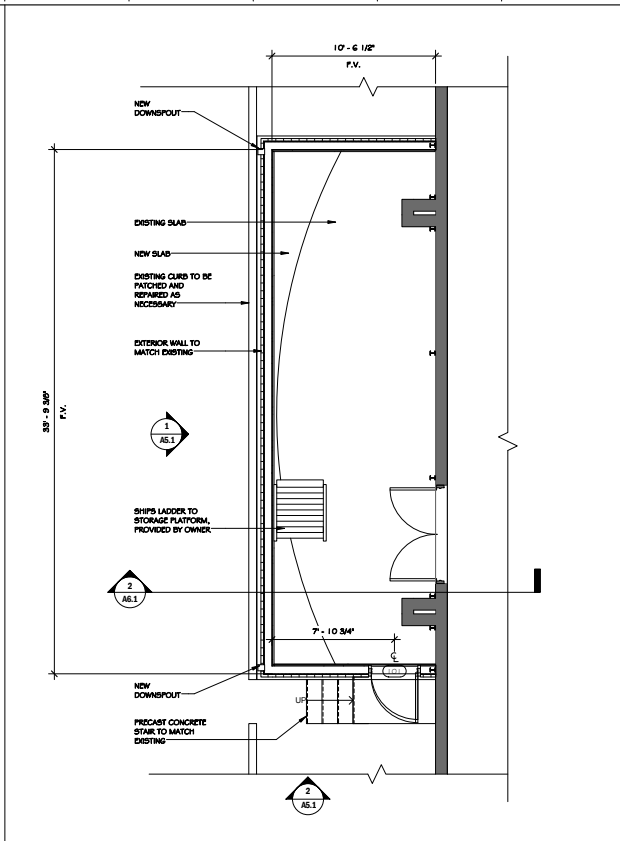
REVISION	DATE	DESCRIPTION	BY	DWG. NO.
1	8/30/17	REVISED PER TCOA/MPC COMMENTS	RS	1407026

9-G-17-JR  
Revised: 8/30/2017

Date: 8/17/2017 10:29 AM  
 User: M:\Projects\01044501\Working\3107\_Archive\CD\04600\_Prividence Church\Design\3.1.2\_Plan 6\_CD\_17045\_Prividence Church\Storage  
 File: Addendum



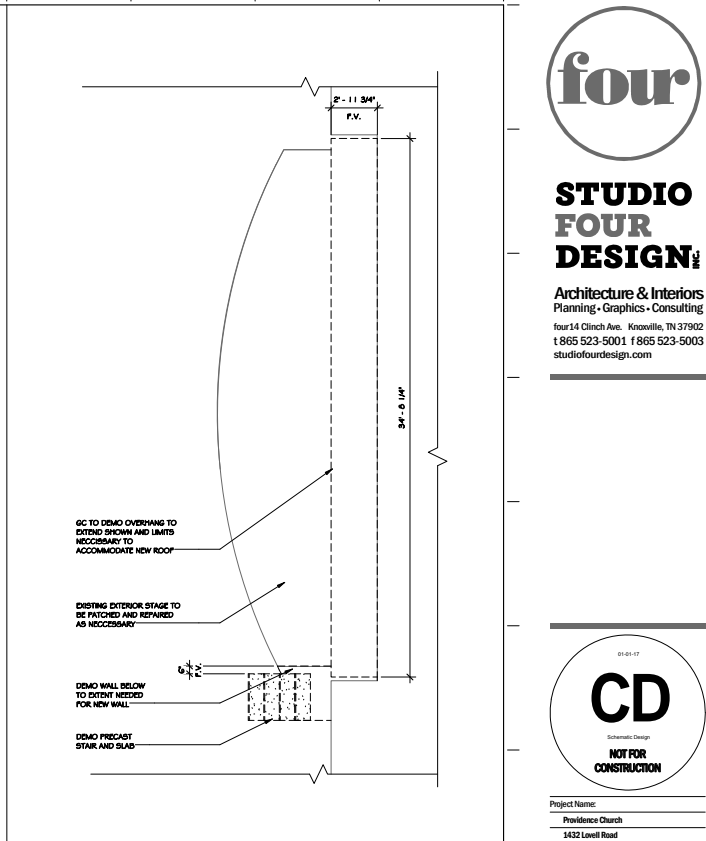
**6 Second Floor**  
14'6" x 11'4"



**4 First Floor**  
14'6" x 11'4"

NOTE:  
 1. ALL DOORS ARE TO BE 4" OFF EDGE UNLESS NOTED OTHERWISE.  
 2. ALL EXTERIOR FINISHES TO MATCH EXISTING.

9-G-17-UR  
Revised: 8/30/2017



**2 Demolition Plan**  
14'6" x 11'4"

NOTE:  
 1. DEMOLITION PLANS ARE ISSUED AS AN EXPLANATORY SUPPLEMENT TO INDICATE THE APPROXIMATE SCOPE OF PROPOSED DEMOLITION AND AS SUCH ALL CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. DEMOLITION WORK WILL REQUIRE COORDINATION WITH PROPOSED ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS. THEREFORE DEMOLITION PLANS MAY NOT REPRESENT OR INCLUDE ALL DEMOLITION REQUIRED. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.  
 2. CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS.  
 3. EXISTING CONSTRUCTION TO REMAIN WITHIN AND SURROUNDING THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AS NECESSARY DURING DEMOLITION TO AVOID DAMAGE OR DESTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY ITEMS DAMAGED OR DESTROYED THAT WERE NOT INDICATED AS PART OF THE SCOPE OF DEMOLITION.  
 4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY SHOULD THE PRESENCE OF HAZARDOUS MATERIALS BE SUSPECTED OR IDENTIFIED DURING DEMOLITION ACTIVITIES.  
 5. DIMENSIONS SHOWN ARE APPROXIMATE DUE TO VARIATIONS IN EXISTING CONDITIONS, AND ARE GIVEN FOR REFERENCE ONLY.  
 6. EXISTING DOWNPOUTS WITHIN LIMITS OF CONSTRUCTION TO BE REMOVED, EXISTING GUTTER WITHIN LIMITS OF CONSTRUCTION TO BE REPAIRED AND/OR REPLACED AS NECESSARY.

**5 NOTUSED**  
NTS

**3 General Notes**  
NTS

**1 Demolition Notes**  
NTS



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DESIGN**

Architecture & Interiors  
 Planning - Graphics - Consulting  
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 t 865 523-5001 f 865 523-5003  
 studiofourdesign.com



Project Name:  
 Prividence Church  
 1432 Lowell Road  
 Knoxville, TN 37932

Project Number: 17045.00  
 Date: 8/15/17  
 Drawn By: M. Crossley  
 Checked By: S. Cox

Drawing Issued For:  
 Schematic Design  
 Design Development  
 Construction

Revisions:

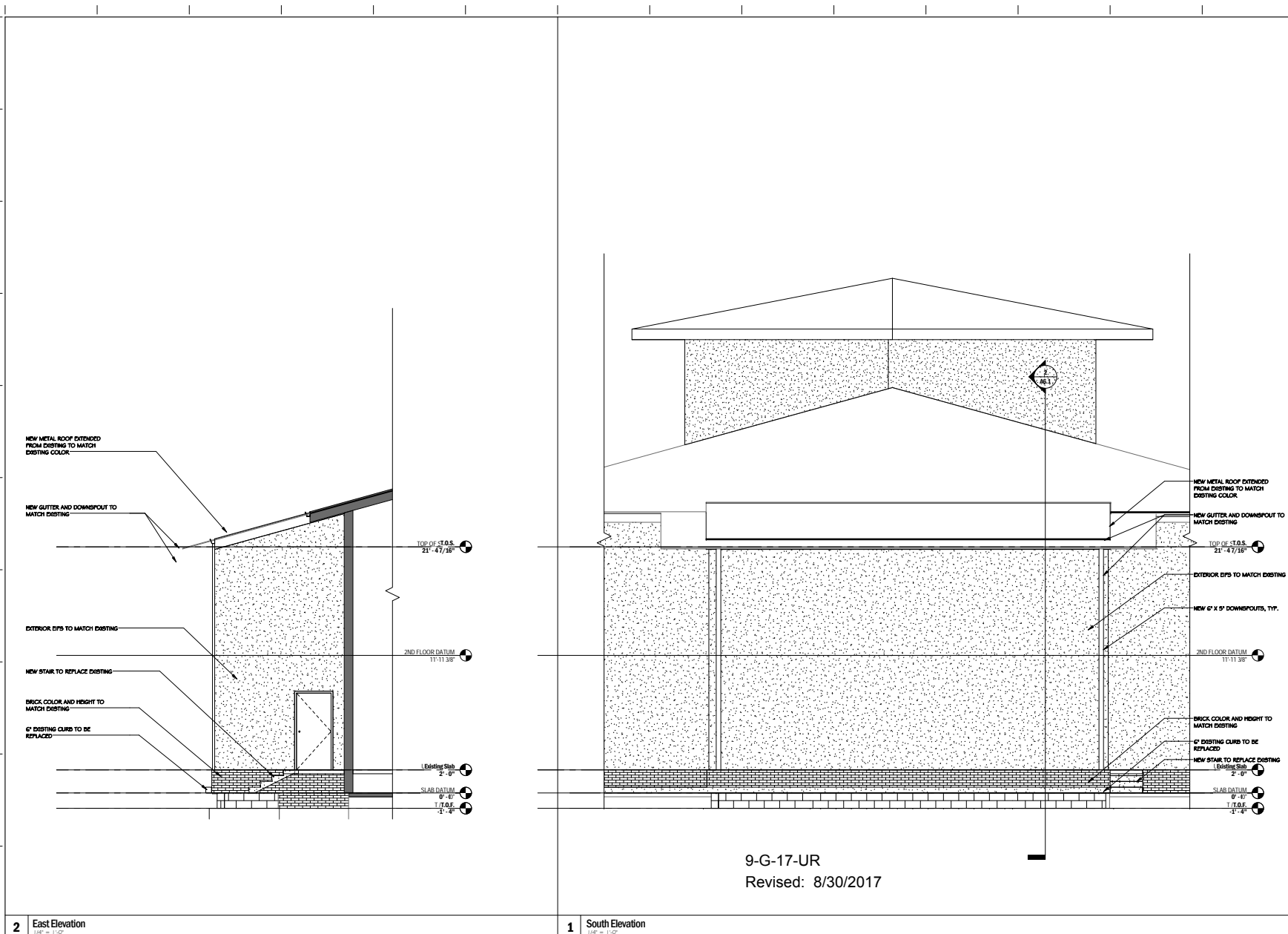
No.	Date	Description

Sheet Title:  
 Floor Plans

Sheet No:  
**A2.1**

DATE: 8/17/2017 10:28 PM  
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**2 East Elevation**  
 1/4" = 1'-0"

**1 South Elevation**  
 1/4" = 1'-0"

9-G-17-UR  
 Revised: 8/30/2017



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 t 865 523-5001 f 865 523-5003  
 studiofourdesign.com



Project Name:  
 Providence Church  
 1432 Lowell Road  
 Knoxville, TN 37932

Project Number: 17045.00  
 Date: 8/15/17  
 Drawn By: M. Crossley  
 Checked By: S. Cox

Drawing Issued For:  
 Schematic Design  
 Design Development  
 Construction

Revisions:  
 No. Date Description

Sheet Title:  
 Elevations

Sheet No:

**A5.1**

Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 865 • 215 • 2500 FAX • 215 • 2068 www.knoxmpc.org

Use on Review  Development Plan

Name of Applicant: URBAN ENGINEERING, INC.

Date Filed: 7/31/17 Meeting Date: 9/14/17

Application Accepted by: Marc Payne

Fee Amount:     File Number: Development Plan    

Fee Amount: \$1500.00 File Number: Use on Review 9-G-17-UR



**PROPERTY INFORMATION**

Address: 1432 LOVELL RD.

General Location: LOVELL RDC PELLISSIPPE PKWY.

Tract Size: 10.96 No. of Units: N.A.

Zoning District: BP/TO

Existing Land Use: CHURCH

Planning Sector: NW COUNTY

Sector Plan Proposed Land Use Classification: 0

Growth Policy Plan Designation: P.G.

Census Tract: 5903

Traffic Zone: 229

Parcel ID Number(s): 118 069

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 6 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: PROVIDENCE CHURCH

Company: \_\_\_\_\_

Address: 1432 LOVELL ROAD

City: KNOXVILLE State: TN Zip: 37932

Telephone: 691-3000

Fax: \_\_\_\_\_

E-mail: CHAD@PROVIDENCECHURCH.COM

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: CHRIS SHARP

Company: URBAN ENGINEERING

Address: 11852 KINGSTON PK.

City: KNOXVILLE State: TN Zip: 37934

Telephone: 966-1924

Fax: \_\_\_\_\_

E-mail: UES@TDS.NET

**APPROVAL REQUESTED**

Development Plan:     Residential     Non-Residential

Home Occupation (Specify Occupation)

\_\_\_\_\_

\_\_\_\_\_

Other (Be Specific)

MINOR SITE IMPROVEMENTS & BLVD EXPANSION (STORAGE)

\_\_\_\_\_

**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: [Signature]

PLEASE PRINT

Name: CHRIS SHARP

Company: URBAN ENGINEERING

Address: 11852 KINGSTON PK.

City: KNOXVILLE State: TN Zip: 37934

Telephone: 966-1924

E-mail: UES@TDS.NET