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

| | | | |
|---|---|---|---|
| ▶ **FILE #:** | **6-H-18-UR** | **AGENDA ITEM #:** | **35** |
| POSTPONEMENT(S): | 6/14/2018 | **AGENDA DATE:** | **8/9/2018** |
| ▶ **APPLICANT:** | **FELLOWSHIP CHURCH** | | |
| OWNER(S): | Fellowship Church Knoxville | | |

| | | |
|---|---|---|
| TAX ID NUMBER: | 106 P C 002, 006, 007 | View map on KGIS |
| JURISDICTION: | City Council District 2 | |
| STREET ADDRESS: | 8000 Middlebrook Pike | |
| ▶ **LOCATION:** | **South side of Middlebrook Pike, west side of Broome Rd.** | |
| ▶ **APPX. SIZE OF TRACT:** | **23.73 acres** | |
| SECTOR PLAN: | Northwest City | |
| GROWTH POLICY PLAN: | Urban Growth Area (Inside City Limits) | |
| ACCESSIBILITY: | | |
| UTILITIES: | Water Source: Knoxville Utilities Board | |
| | Sewer Source: Knoxville Utilities Board | |
| WATERSHED: | Ten Mile Creek | |

| | |
|---|---|
| ▶ **ZONING:** | **R-1 (Low Density Residential)** |
| ▶ **EXISTING LAND USE:** | **Public-Quasi Public (Church)** |
| ▶ **PROPOSED USE:** | **Expansion of 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 September 13, 2018 MPC meeting as requested by the applicant.**

The applicant has requested postponement to allow additional time to address staff comments.

**COMMENTS:**

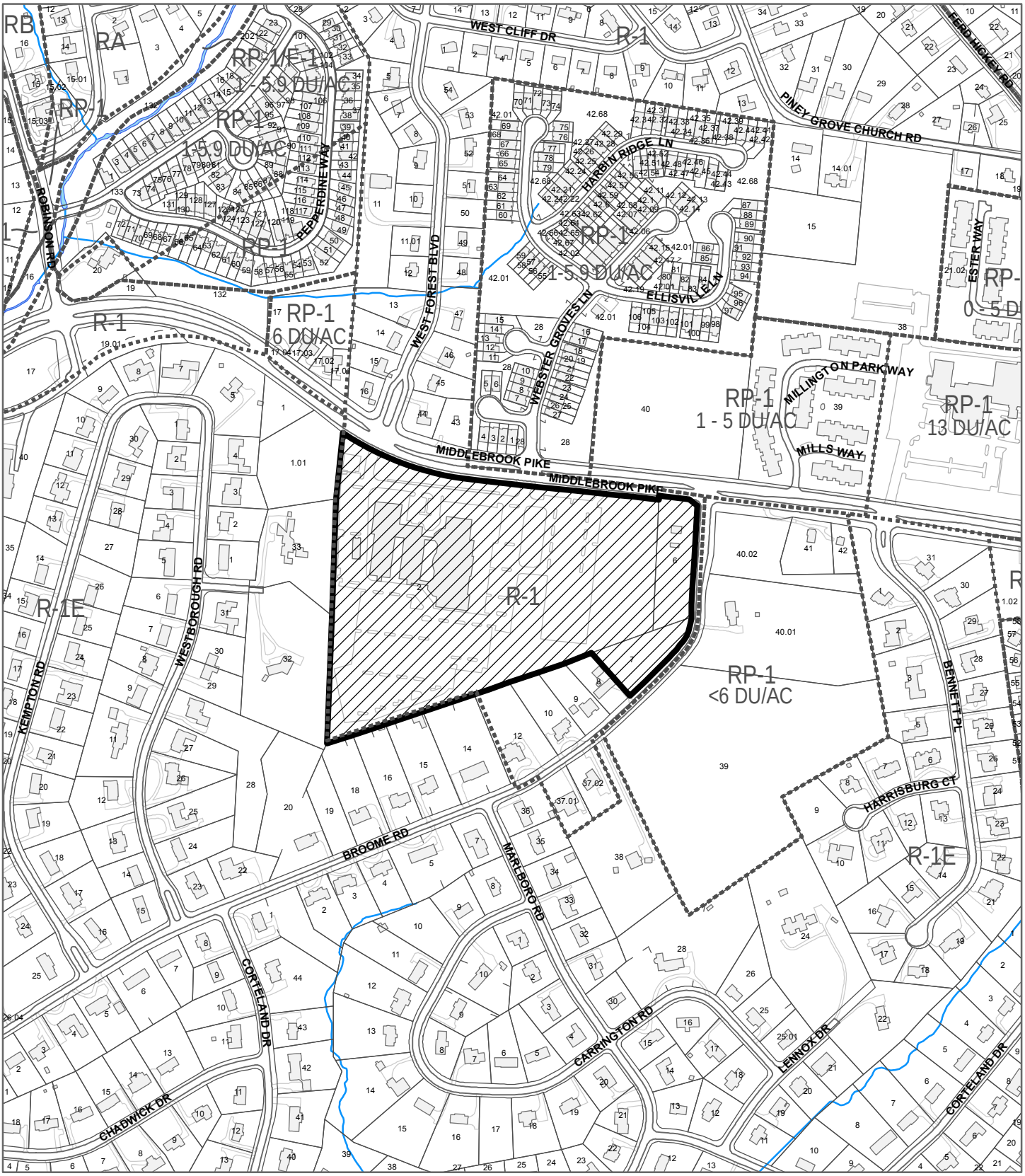
This proposal is for an expansion of the church and reorganization of the parking lot. There will be an overall reduction in the number of parking spaces.

ESTIMATED TRAFFIC IMPACT: 649 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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.




**6-H-18-UR**
**USE ON REVIEW**

Petitioner: Fellowship Church

Expansion of church in R-1 (Low Density Residential)

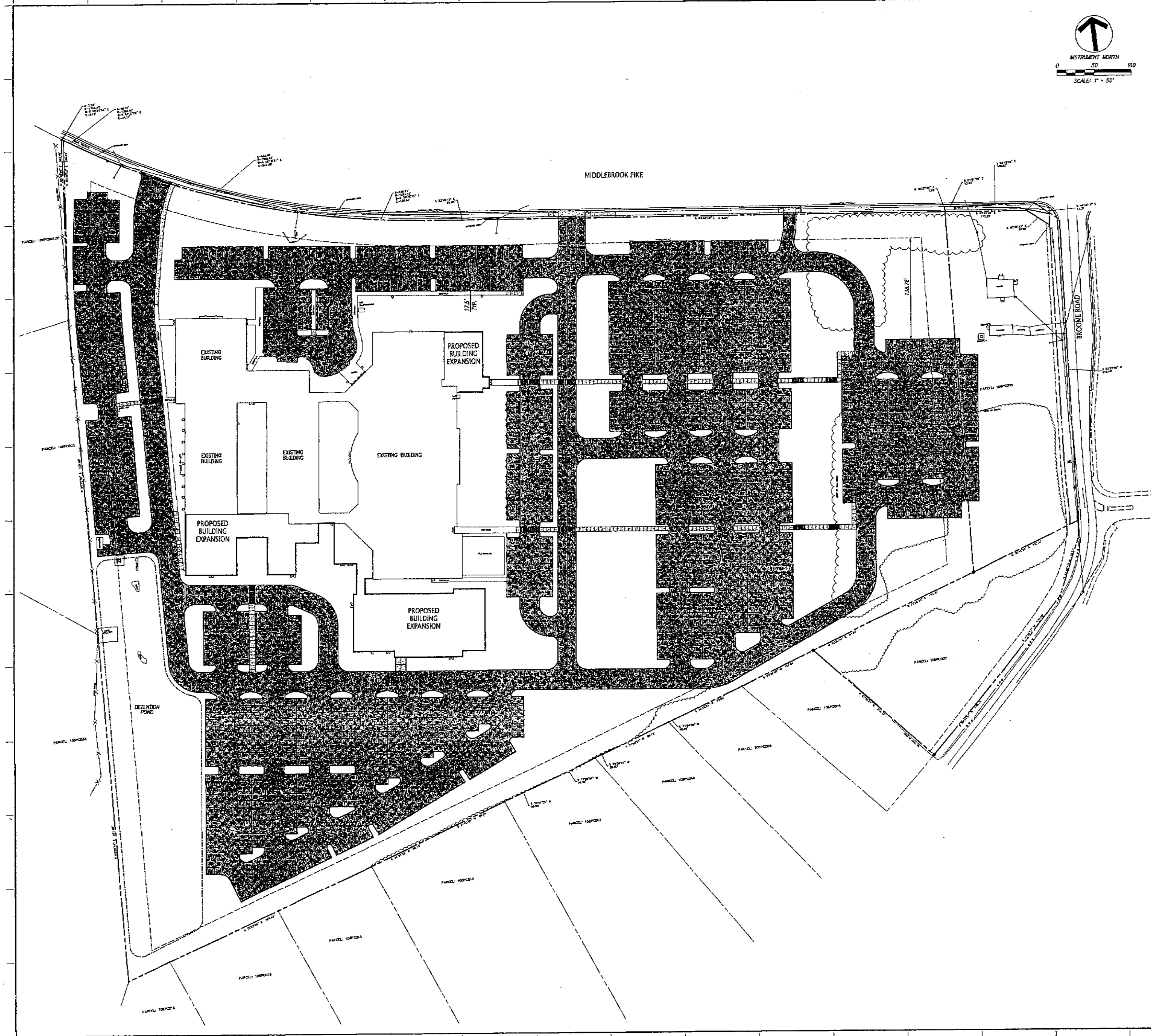
Map No: 106
Jurisdiction: City

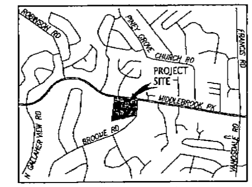
0 500
Feet

N

Original Print Date: 5/14/2018 Revised:

*Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902*




LOCATION MAP
(NOT TO SCALE)

## 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 PARCEL 106PC002 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 = 23.73± AC.
   TOTAL DISTURBED AREA = 12.9± AC.

   OWNER: FELLOWSHIP EVANGELICAL FREE CHURCH
   8000 MIDDLEBROOK PIKE
   KNOXVILLE, TN 37909
   CONTACT: MR. MIKE LONG
   PHONE: 865.470.2820
6. BUILDING SETBACKS ARE 35-FT. FRONT, 15-FT. ON SIDE, AND 25-FT REAR.
7. REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERNEATH 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.

## 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 (1,779 SEATS) = | 593 SPACES |
| 1 PER 25 SF (17,711 SF) = | *708 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') | 927 |
| HANDICAP (4 VAN ACCESSIBLE) | 25 |
| TOTAL | 952 SPACES |

## LEGEND:

| | |
|---|---|
| [asphalt pattern] | ASPHALT PAVEMENT |
| [concrete pattern] | CONCRETE PAVEMENT |
| ———— — — ———— | PROPERTY LINE |
| — — — — — — | SETBACK LINE |
| (22) | NUMBER OF PARKING SPACES |
| (1/C2) | DETAIL REF. (DETAIL NO./SHT. NO.) |
| TYP. | TYPICAL |

6-H-18-UR

4/30/2018

CIVIL ENGINEER:

FULGHUM MACINDOE & ASSOCIATES, INC.
10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
www.fulghummacindoe.com
FMA PROJECT: 225.036

four

STUDIO FOUR DESIGN, INC.
Architecture & Interiors
Planning • Graphics • Consulting
four14 Clinch Ave. Knoxville, TN 37902
p 865 523-5001 f 865 523-5003
studiofourdesign.com

SD
NOT FOR CONSTRUCTION

Project Name:
Fellowship Church Knoxville
8000 Middlebrook Pike
Knoxville, TN 37909

| | |
|---|---|
| Project Number: | 17137.00 |
| Date: | 04.20.18 |
| Drawn By: | ADC |
| Checked By: | AMG |

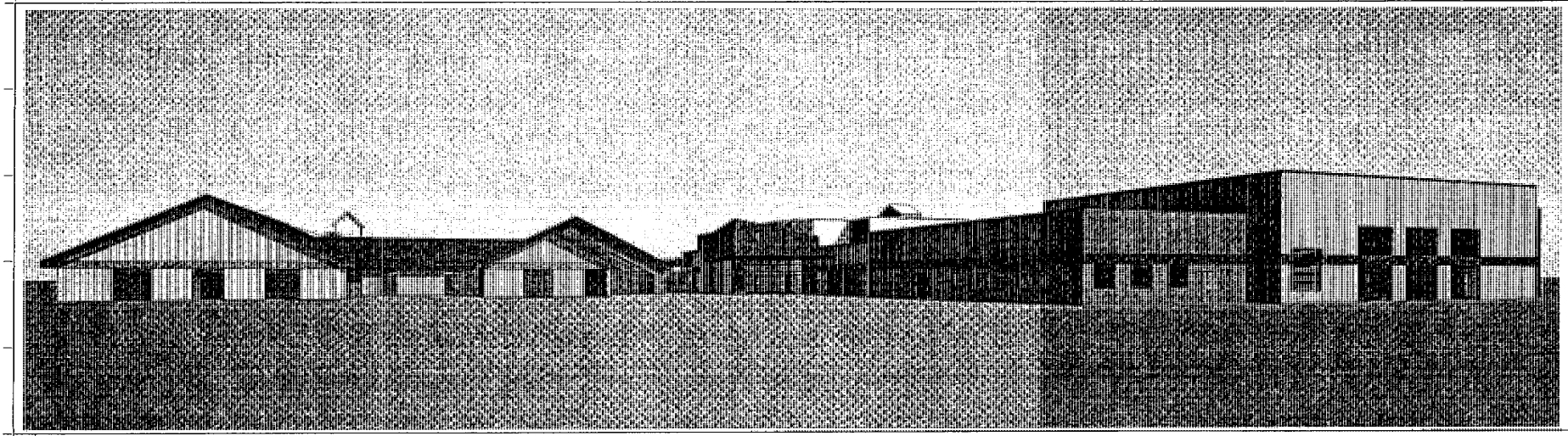
Drawing Issued For:
- ● Schematic Design
- ○ Design Development
- ○ Construction

Revisions:

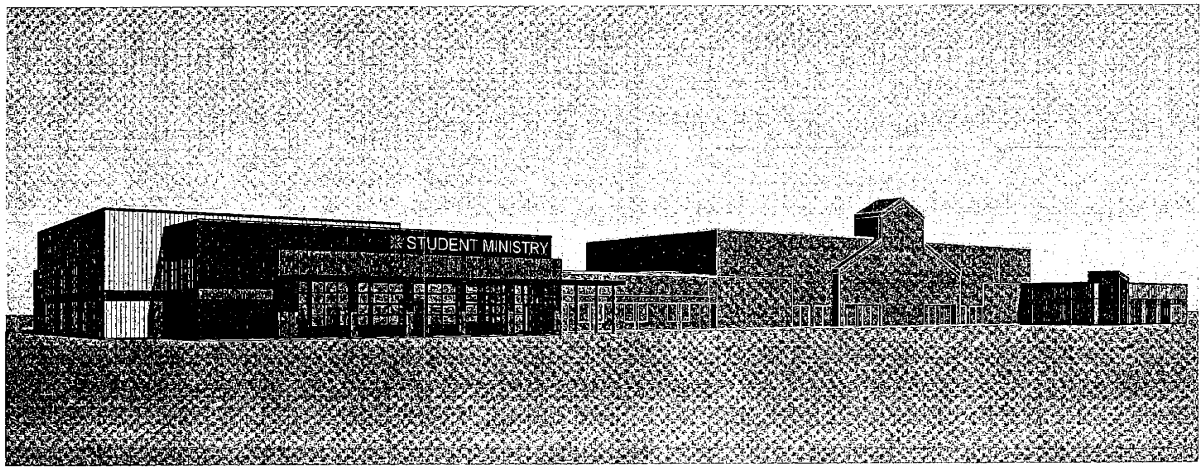
| No. | Description | Date |
|---|---|---|
| | | |

Sheet Title:
USE ON REVIEW SITE PLAN

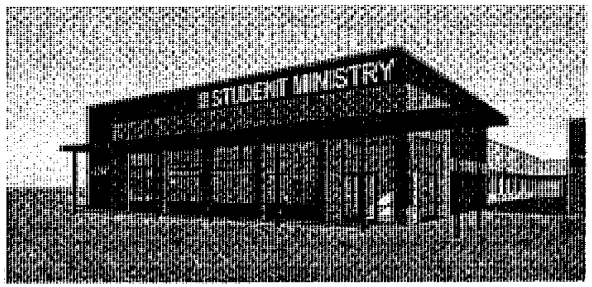
Sheet No:
C1



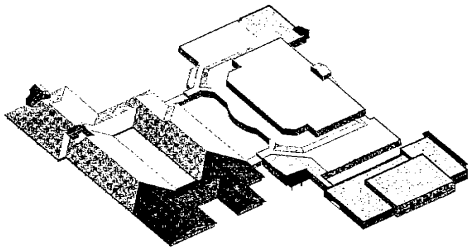
6 3D View - South Elevation
NTS



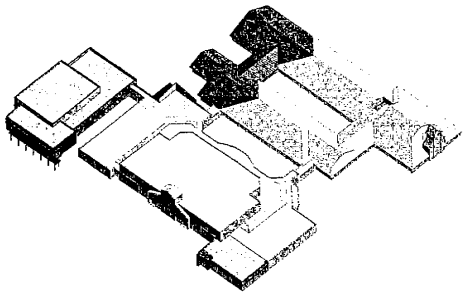

5 3D View - East Elevation
NTS



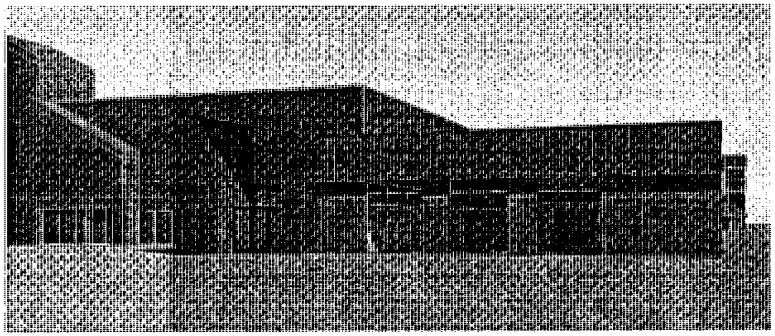

2 3D View - Student Ministry Entrance
NTS



4 3D View - Axon
NTS



3 3D View - Axon
NTS



1 3D View - Administration Entrance
NTS

four
STUDIO FOUR DESIGN INC.
Architecture & Interiors
Planning • Graphics • Consulting
four14 Clinch Ave. Knoxville, TN 37802
p 865 523-5001 f 865 523-5003
studiofourdesign.com

6-H-18-UR
4/30/2018

SD
Schematic Design
NOT FOR CONSTRUCTION

Project Name:
Fellowship Church Knoxville
8000 Middlebrook Pike
Knoxville, TN 37909

| | |
|---|---|
| Project Number: | 17137.00 |
| Date: | 04.07.18 |
| Drawn By: | BR / KP |
| Checked By: | KM |

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- (●) Schematic Design
- ( ) Design Development
- ( ) Construction

Revisions:

| No. | Description | Date |
|---|---|---|

Sheet Title:
Elevations

Sheet No:
A5.2

KNOXVILLE·KNOX COUNTY
MPC
METROPOLITAN PLANNING COMMISSION
TENNESSEE
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:** Fellowship Church

**Date Filed:** 04/30/3018 **Meeting Date:** 06/14/2018

**Application Accepted by:** M Payne

**Fee Amount:** — **File Number: Development Plan** —

**Fee Amount:** 1200.00 **File Number: Use on Review** 6-H-18-UR

## PROPERTY INFORMATION

**Address:** 7800 and 8000 Middlebrook Pike

**General Location:** South of intersection of Broome Rd. and Middlebrook Pike

**Tract Size:** 23.73 ac **No. of Units:** NA

**Zoning District:** R-1

**Existing Land Use:** Church, unused, single family residential

**Planning Sector:** Northwest City

**Sector Plan Proposed Land Use Classification:** CI (Civil/Institutional)

**Growth Policy Plan Designation:** City of Knoxville

**Census Tract:** 45

**Traffic Zone:** 158

**Parcel ID Number(s):** 106PC002, 160PC006, 106PC007

**Jurisdiction:** ☒ City Council 2nd District

☒ County Commission 4th District

## PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

**Name:** Fellowship Church Knoxville

**Company:**

**Address:** 8000 Middlebrook Pike

**City:** Knoxville **State:** TN **Zip:** 37909

**Telephone:** 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 201

**City:** Knoxville **State:** TN **Zip:** 37932

**Telephone:** 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 building additions and revised parking

## 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:** Katie Moran

PLEASE PRINT

**Name:** Katie Moran

**Company:** Studio Four Design, Inc.

**Address:** 414 Clinch Ave.

**City:** Knoxville **State:** TN **Zip:** 37902

**Telephone:** 865-523-5001 ext. 230

**E-mail:** kmoran@s4dinc.com

**SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

**Please Sign in Black Ink:** (If more space is required attach additional sheet.)

| Name | Address • City • State • Zip | Owner | Option |
|---|---|---|---|
| Michael K. Fox | 8000 Middlebrook Pike Knoxville, TN 37909 | X | |