

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

▶ **FILE #:** 2-A-18-UR

AGENDA ITEM #: 35

AGENDA DATE: 2/8/2018

▶ **APPLICANT:** JW CONGREGATION SUPPORT, INC.

OWNER(S): JW Congregation Support, Inc.

TAX ID NUMBER: 69 E B 015

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4400 Whittle Springs Rd

▶ **LOCATION:** East side Whittle Springs Rd., north side White Oak Ln.

▶ **APPX. SIZE OF TRACT:** 2.34 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Whittle Springs Rd., a minor arterial with 24' of pavement within a 50' right of way, and White Oak Ln., a minor collector with 26' of pavement within a 50' right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Church

HISTORY OF ZONING: Property was rezoned O-1 in 1985 (10-J-85-RZ).

SURROUNDING LAND USE AND ZONING: North: Offices / O-1 (Office, Medical, and Related Services)

South: White Oak Ln., Whittle Springs Middle / RP-1 (Planned Residential)

East: Detached houses / RP -1 (Planned Residential)

West: Whittle Spring Rd., apartments / R-3 (High Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of office and residential uses under RP-1, R-3 and O-1 zoning. Whittle Springs Middle School is immediately to the south.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a 130 seat church, subject to 13 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.
3. Meeting all requirements of the Knox County Health Department.
4. Meeting the requirements of Article 5, Section 5.J. (Parking Lot Landscaping) of the City of Knoxville Zoning Ordinance, including but not limited to the required landscaping between the parking lot and residential zones (subsection 2.C.1).
5. Extending the sidewalk along Whittle Springs Rd. through the driveway and to the north property line.

6. Installing sidewalks in accordance with all applicable requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering.
7. Installing bicycle parking in accordance with Article 5, Section 5.1. (Bicycle Parking Provisions) of the City of Knoxville Zoning Ordinance.
8. Submitting a sight distance certification letter from the applicants engineer for review and approval by the City of Knoxville Department of Engineering.
9. Submitting a driveway profile to City of Knoxville Department of Engineering during site development permit review.
10. Submitting a turn template for left turn movements from the proposed driveway and the opposing driveway along Whittle Springs Rd. to the City of Knoxville Department of Engineering, and adjusting to location of the proposed driveway to remove conflicting turn movements or make the proposed driveway right out only.
11. Installing a sidewalk from the building's main entrance to the sidewalk in the right of way or providing all necessary information to the City of Knoxville Department of Engineering to verify that the cost of installation exceeds 20 percent of the parking lot improvement cost (Article V, Section 7.G.5.b. (Miscellaneous Requirements for Parking Facilities) of the City of Knoxville Zoning Ordinance).
12. Installing all signs in accordance with Article 8 (Signs, billboards, and other advertising structures) of the City of Knoxville Zoning Ordinance.
13. Installing all landscaping, as shown on the development plan, within six months of issuance of the occupancy permit.

With the conditions noted above, this request meets all requirements for approval in the O-1 zone, as well as other criteria for use on review approval.

COMMENTS:

The proposal is for a 130 seat, one story church with a floor area of approximately 2,835 square feet. A single driveway access is proposed to Whittle Springs Rd. The proposed landscaping meets the applicable standards with the exception of needing landscaping on the east side of the parking lot since it faces a residential zone. The proposed landscaping on the other sides of the parking lot exceed the minimum required and can be reduced to the minimum if desired.

The parking lot design standards require that a sidewalk be installed from the main entrance to a sidewalk in the ROW (Art. 5, Sec. G.5.b) unless the sidewalk exceeds 20% of the parking lot improvement cost. The applicant provided documentation to staff demonstrating the cost of installing the sidewalk exceeds this 20% threshold, however, some of the included costs are not applicable and the cost estimate needs to be revised. The determination to accept the sidewalk waiver request will be handled during permitting by the Department of Engineering and the Chief Building Official. Staff is recommending a condition that the sidewalk be installed unless the waiver due to cost is approved.

The proposed driveway location further south along Whittle Springs Rd. than the current driveway, resulting in a close proximity to driveway on the opposing side of the street. Staff is recommending that a turn template be submitted to engineering during permitting to verify that the left turn movement out of these two driveways do not conflict. If there is a conflict then the proposed driveway needs to be shifted further to the north.

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

1. The proposal will have no impact on schools.
2. All utilities are in place to serve this site.
3. The church will access a minor arterial street so there should be minimal impact on the road system.

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

1. The proposed church 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.
2. The proposal meets all relevant requirements of the O-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 East City Sector Plan, which propose O (Office)

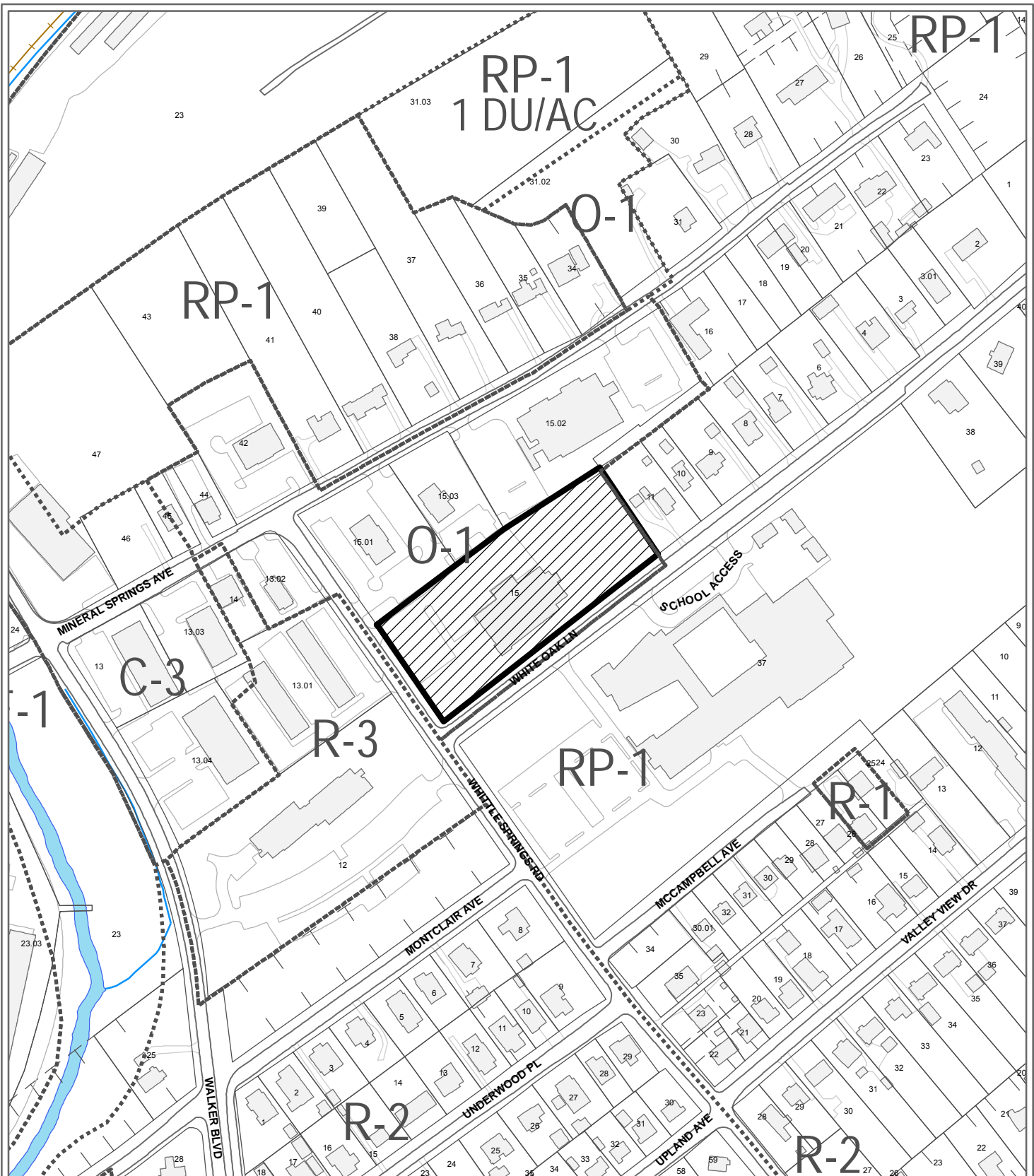
uses for the site. Churches are a use permitted on review in the O-1 zone.

ESTIMATED TRAFFIC IMPACT: 104 (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.



**2-A-18-UR
USE ON REVIEW**

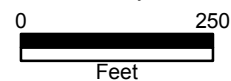


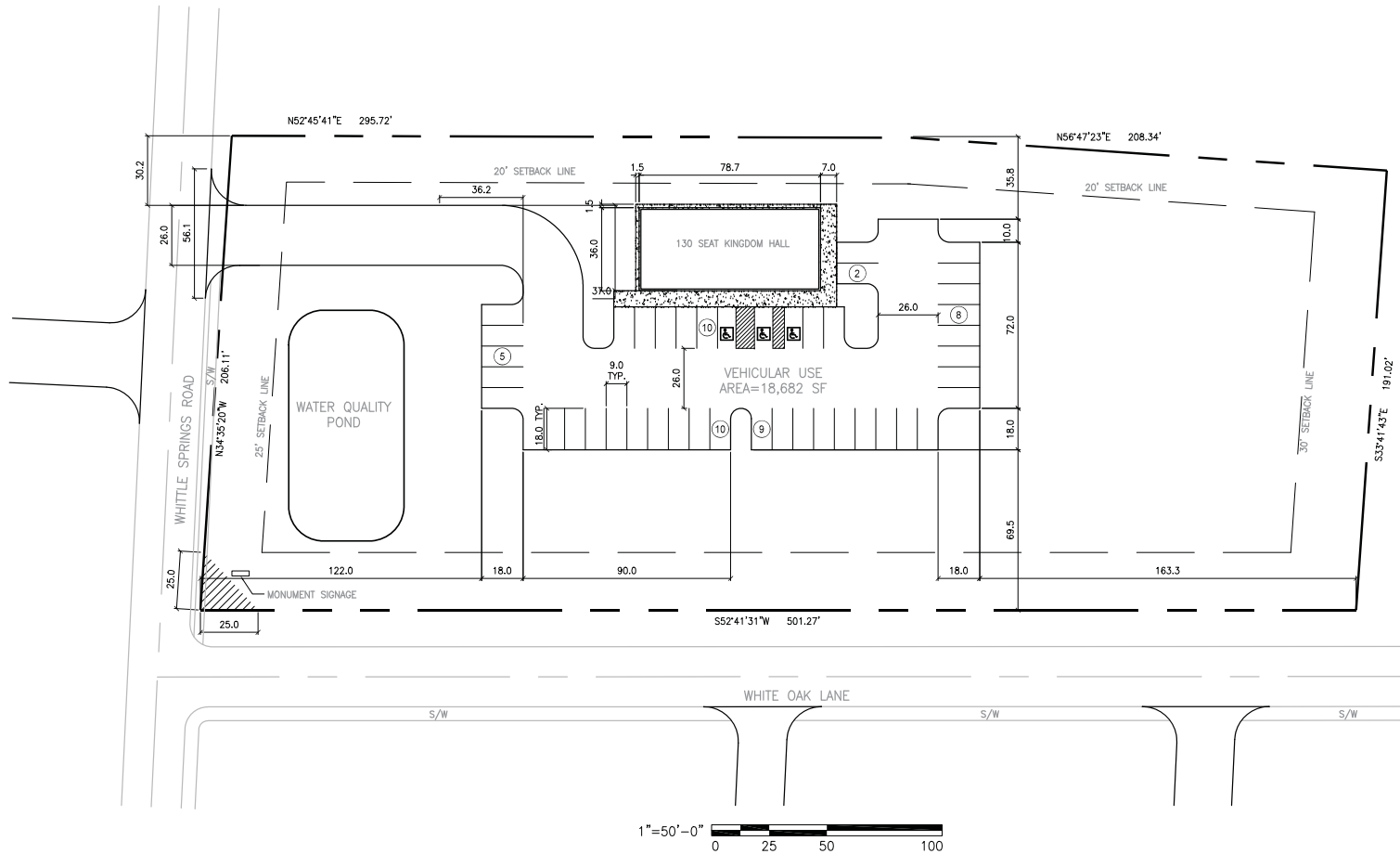
Church in O-1 (Office, Medical, and Related Services)

Original Print Date: 1/16/2018
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: JW Congregation Support, Inc.

Map No: 69
 Jurisdiction: City





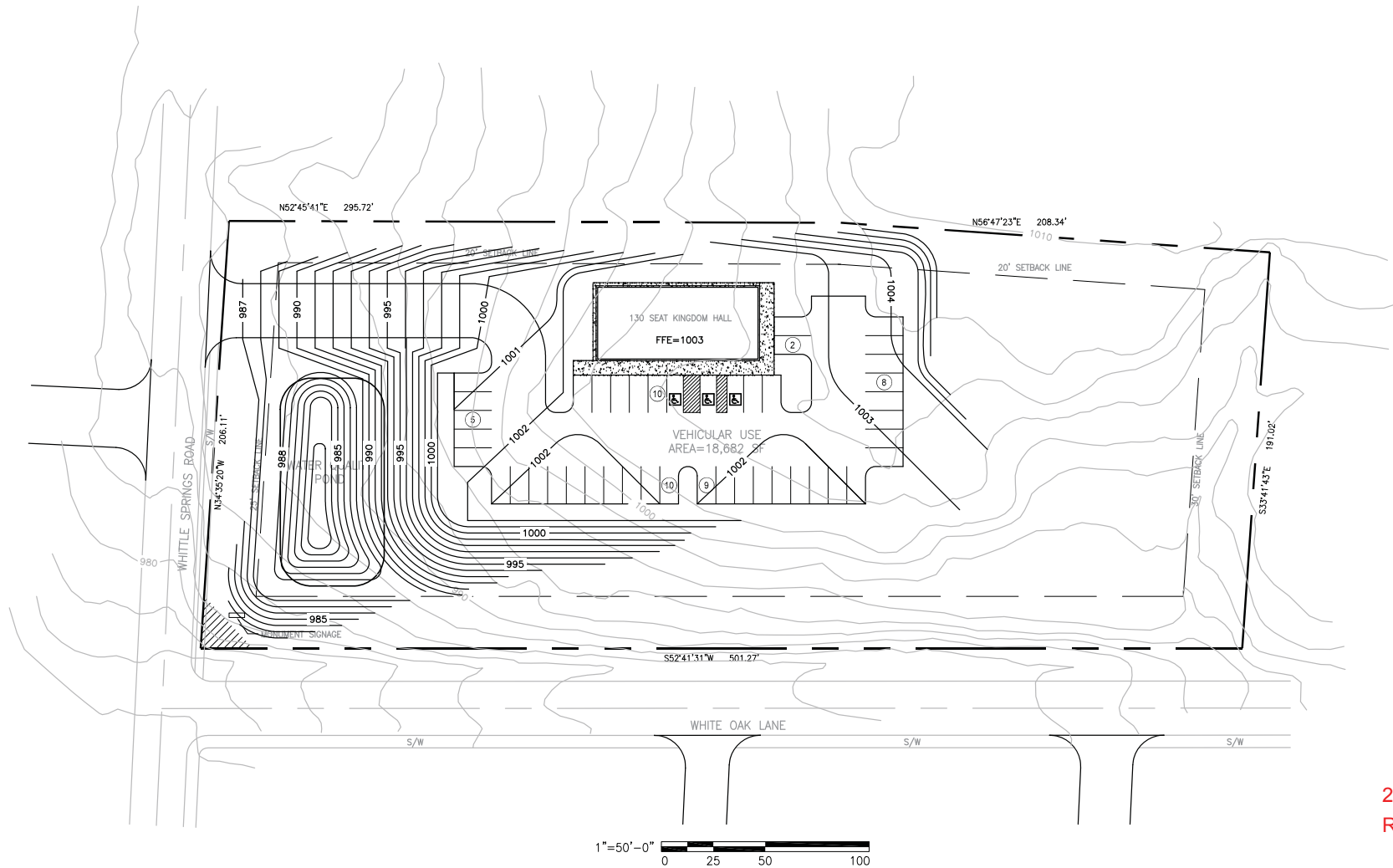
2-A-18-UR
 Revised: 1/23/2018

2.338 AC

PROPOSED USE: PLACE OF WORSHIP (USE #51 PER CITY PARKING ORDINANCE)
 PARKING REQUIRED: 130 SEATS x .25 = 33 SPACES
 PARKING PROVIDED: 44 SPACES

KINGDOM HALL - 4400 WHITTLE SPRINGS ROAD **CONCEPTUAL SITE PLAN LAYOUT** **2018-01-22**

**J.W. CONGREGATION
 SUPPORT, INC.**



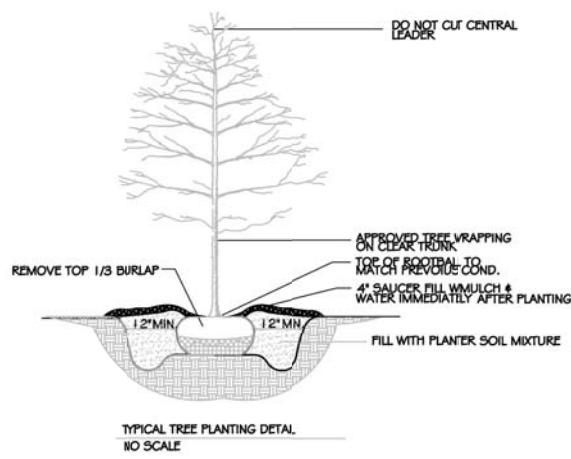
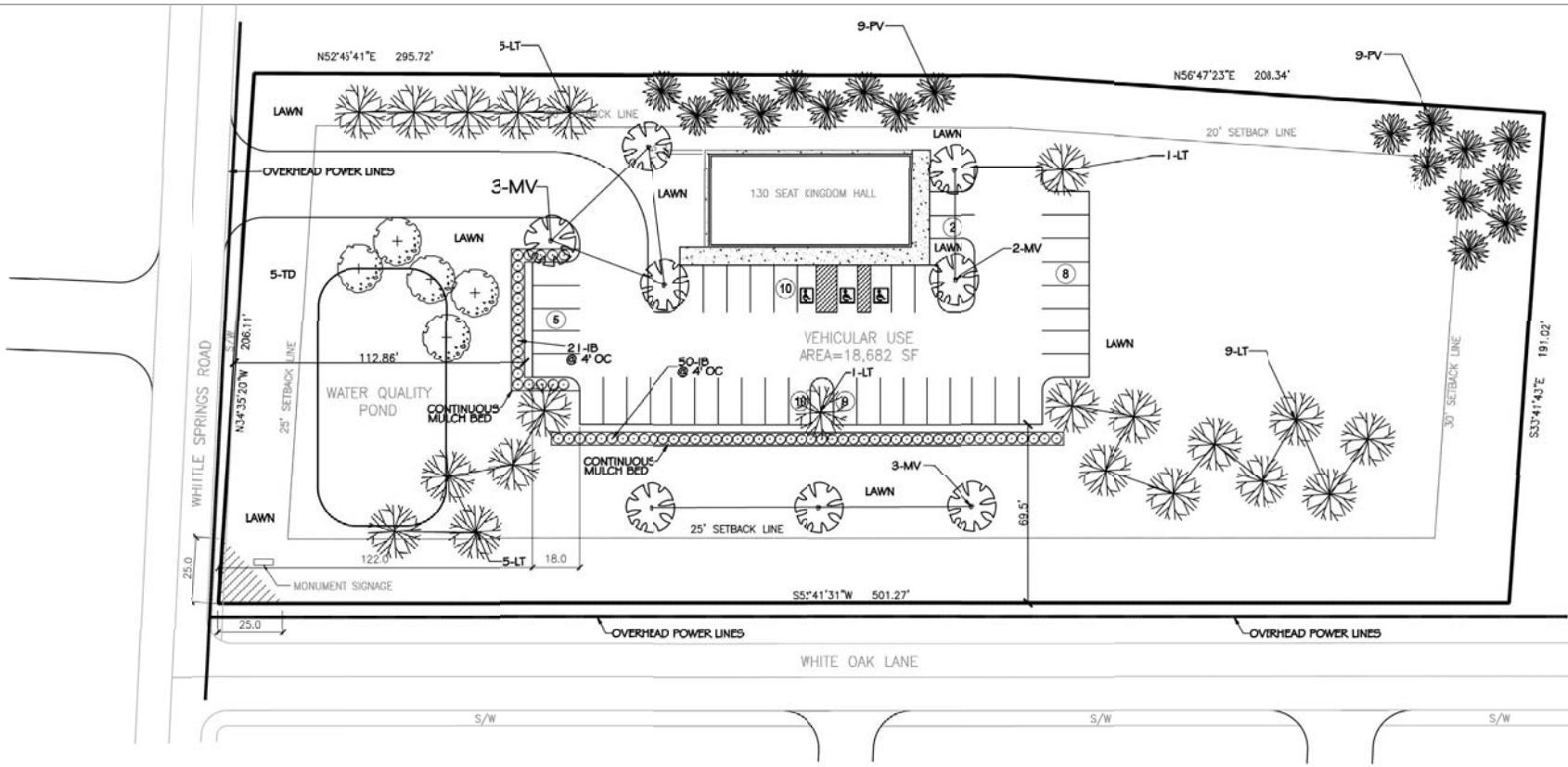
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KINGDOM HALL - 4400 WHITTLE SPRINGS ROAD
CONCEPTUAL GRADING PLAN LAYOUT
2018-01-22

**J.W. CONGREGATION
 SUPPORT, INC.**



| PLANT SCHEDULE | | | | | |
|-----------------------------|---|-------|------------|--------------|------------------------------|
| KEY | PLANT NAME | QUAN. | HT. / SPR. | TRUNK | REMARKS |
| TREES OVER 50' AT MATURITY | | | | | |
| LT | LIRIODENDRON TULIPIFERA / TULIP POPLAR | 20 | 12' / 6' | 2' CAL. | 4' CLEAR TRUNK, MATCHED |
| TL | TAXODIUM DISTICHUM / AMERICAN BALDCYPRESS | 5 | 12' / 6' | 2' CAL. | 4' CLEAR TRUNK, MATCHED |
| TREES UNDER 50' AT MATURITY | | | | | |
| M/ | MAGNOLIA GRANDIFLORA / VIRGINIANA / SWEETBAY MAGNOLIA | 8 | 12' / 6' | MULTIPLE | 3-5 TRUNKS OF EQUAL DIAMETER |
| PV | PINUS VIRGINIANA / VIRGINIA PINE | 18 | 8' / 5' | FULL TO BASE | MATCHED |
| SHRUBS | | | | | |
| IB | ILEX CORNUTA BURFORD NANA / DWARF BURFORDI HOLLY | 71 | 24" / 24" | FULL TO BASE | SPACE @ 48" O.C |
| GROUND COVER | | | | | |
| LAWN | SOLID SOD ALL SLOPES OVER 3 TO 1 WITH REBEL 4 FESCUE. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH REBEL 4 FESCUE AT RATE OF 8 POUNDS PER 1,000 SQ. FT.. | | | | |

LANDSCAPE REQUIREMENTS:
2.338 ACRES
8 TREES REQUIRED PER ACRE= 19 TREES
TREES PROVIDED=51 TREES

PLANTINGS REQUIRED PER CITY OF KNOXVILLE PARKING ORDINANCE AMENDMENT PAGE 21 ITEM J. PARKING LOT LANDSCAPING DATED OCT. 10, 2017 = .
3 TREES PER 100' ROW + 10 SHRUBS PER 100' ROW
107.37 LN FT ROW = 21 TREES + 71 SHRUBS
TREES PROVIDED=21 SHRUBS PROVIDED=71

TREE PROTECTION REQUIREMENTS:
THERE ARE NO TREES ON SITE TO BE PROTECTED.

2-A-18-UR
Revised: 1/23/2018

KINGDOM HALL - 4400 WHITTLE SPRINGS ROAD
CONCEPTUAL LANDSCAPE PLAN
2018-1-22

EXTERIOR FEATURES

LOCAL DESIGN/CONSTRUCTION
REVISION: 19 AUGUST 2016



PICTURED: USA130
For reference only. Not for construction.

EXTERIOR FEATURES

- | | |
|--|------------------------------|
| 1 Exterior Insulation Finishing System (EIFS) Synthetic Stucco | 5 Emergency Exit Door |
| 2 Stacked Stone Cladding | 6 Building Signage |
| 3 Stepped Parapet Profile | 7 Streetside Monument |
| 4 Double Glass Door Entryway | |

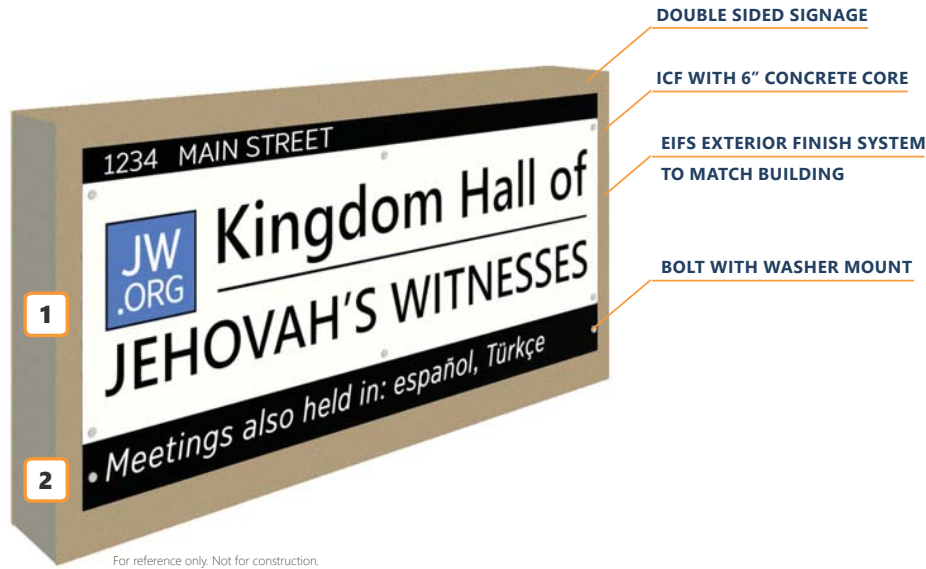
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12/22/2017



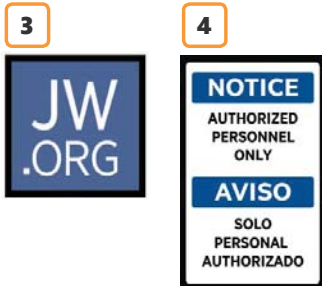
EXTERIOR FEATURES

INTRO

EXTERIOR SIGNAGE



For reference only. Not for construction.



DOUBLE SIDED SIGNAGE

ICF WITH 6" CONCRETE CORE

EIFS EXTERIOR FINISH SYSTEM
TO MATCH BUILDING

BOLT WITH WASHER MOUNT

OVERVIEW

- All buildings will have a standard monument sign
- Monument located at street side entrance as allowed by local code

DETAILS

| ELEMENT | FEATURES |
|---------|---|
| 1 | <ul style="list-style-type: none"> • Address, "Kingdom Hall of Jehovah's Witnesses", JW.ORG • Located on monument • 7'-6" wide x 2' 8" high • Metal material that is corrosive resistant with vinyl background • Sealed surface with clear lacquer • Street number and name • Text color varies |
| 2 | <ul style="list-style-type: none"> • "Meetings also held in:" • Located on monument • 7'-6" wide x 8" high strip • Metal material with black vinyl background • Sealed surface with clear lacquer • Text added only when meetings are held in additional languages • White text. Text height to adjust as needed |
| 3 | <ul style="list-style-type: none"> • JW.ORG • Located on building • 24" wide x 24" high • Metal material that is corrosive resistant with RGB 74, 109, 167 background and black border • Sealed surface with clear lacquer • White text |
| 4 | <ul style="list-style-type: none"> • "Notice Authorized Personnel Only" • Located on roof ladder cover • 10" wide x 7" high • Metal material that is corrosive resistant with white and blue background • Sealed surface with clear lacquer • Combination of white and black text • English and Spanish text |

2-A-18-UR
12/22/2017

EXTERIOR FINISHES

LOCAL DESIGN/CONSTRUCTION
REVISION: 19 AUGUST 2016



PICTURED: USA130
For reference only. Not for construction.

STANDARD EXTERIOR COLORS

DESCRIPTION: Sto® Essence DPR, medium sand texture/EIFS System



Sherwin Williams Divine White (SW6105)



Sherwin Williams Latte (SW6108)



Sherwin Williams Brainstorm Bronze (SW7033)

2-A-18-UR
12/22/2017

STACKED STONE

DESCRIPTION: Stonecraft Hudson Farmledge



EXTERIOR FINISHES

FINISH
OPTIONS

Use on Review **Development Plan**

Name of Applicant: JW Congregation Support, Inc
 Date Filed: 12/22/2017 Meeting Date: 2/8/2018
 Application Accepted by: Mike Reynolds
 Fee Amount: \$1500 File Number: Development Plan 2-A-18-OR
 Fee Amount: _____ File Number: Use on Review _____



PROPERTY INFORMATION

Address: Formerly 4400 Whittle Springs Road

General Location: Northeast corner of Whittle Springs Road at White Oak Lane

Tract Size: 2.34 acres No. of Units: N/A

Zoning District: O-1

Existing Land Use: Office (Vacant)

Planning Sector: East City

Sector Plan Proposed Land Use Classification: Office

Growth Policy Plan Designation: Inside City

Census Tract: 30

Traffic Zone: 81

Parcel ID Number(s): 069EB015

Jurisdiction: City Council 4 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: _____

Company: JW Congregation Support, Inc.

Address: 1005 Red Mills Road

City: Walkkill State: NY Zip: 12589

Telephone: _____

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Charles Robinson

Company: _____

Address: 7622 Cool Breeze Road

City: Knoxville State: TN Zip: 37938

Telephone: (678) 634-1972

Fax: _____

E-mail: cercivildesign@gmail.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation) _____

Other (Be Specific)
Use on Review for a Church in the O-1 District

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: Charles Robinson

Company: _____

Address: 7622 Cool Breeze Road

City: Knoxville State: TN Zip: 37938

Telephone: (678) 634-1972

E-mail: cercivildesign@gmail.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

Kimberly Walters

2950 Middlebrook Pike, Knoxville, TN 37921

X

Kimberly Walters - DFS Properties LP