

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 6-H-18-UR

AGENDA ITEM #: 59

AGENDA DATE: 6/14/2018

► **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 August 9, 2018 MPC meeting as requested by the applicant.

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

COMMENTS:

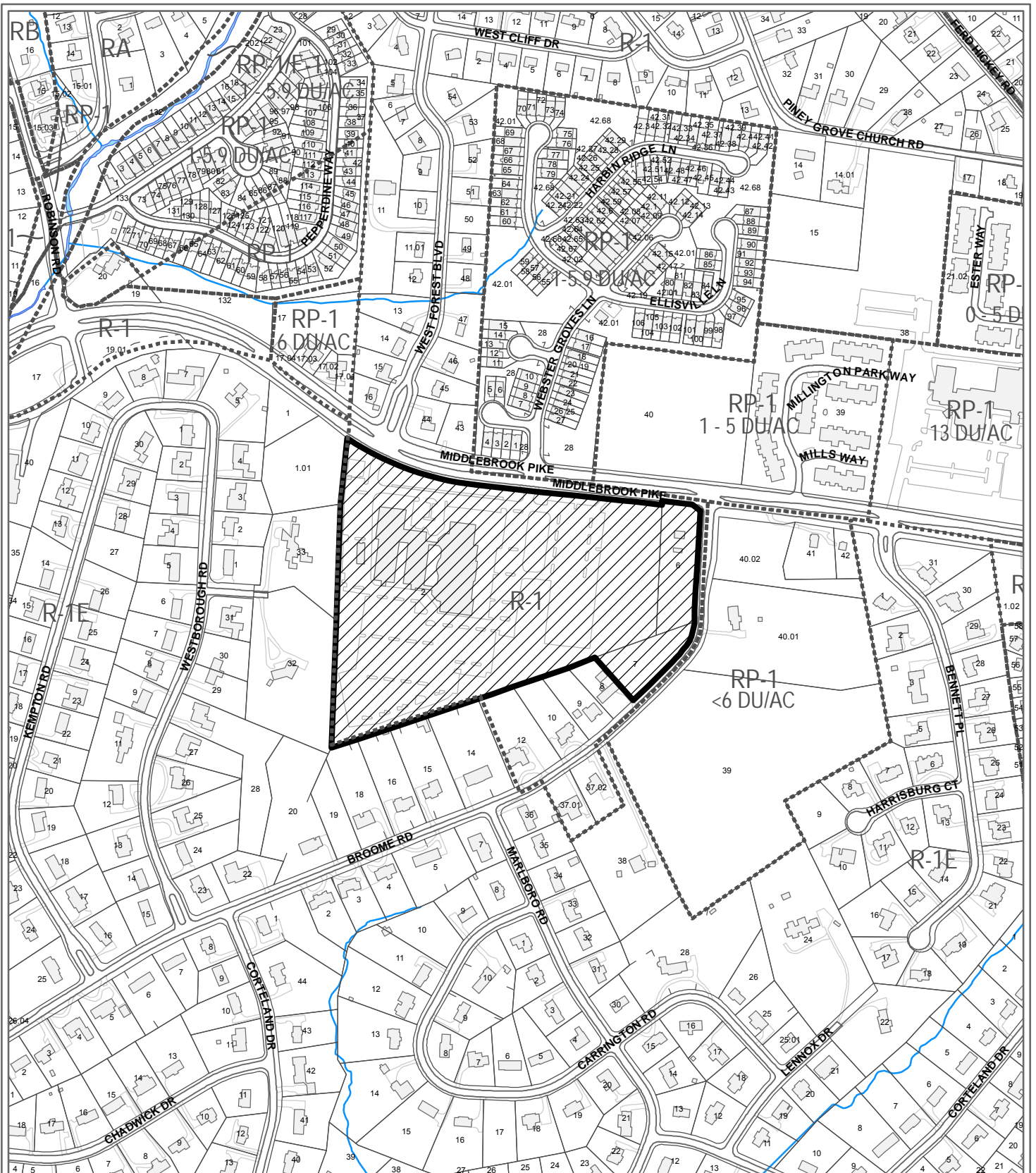
This proposal is for an expansion of the church and reorganization of the parking lot. There will be an overall reduction in the number of parking spaces.

ESTIMATED TRAFFIC IMPACT: 649 (average daily vehicle trips)

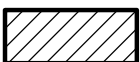
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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**

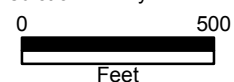


Expansion of church in R-1 (Low Density Residential)

Original Print Date: 5/14/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

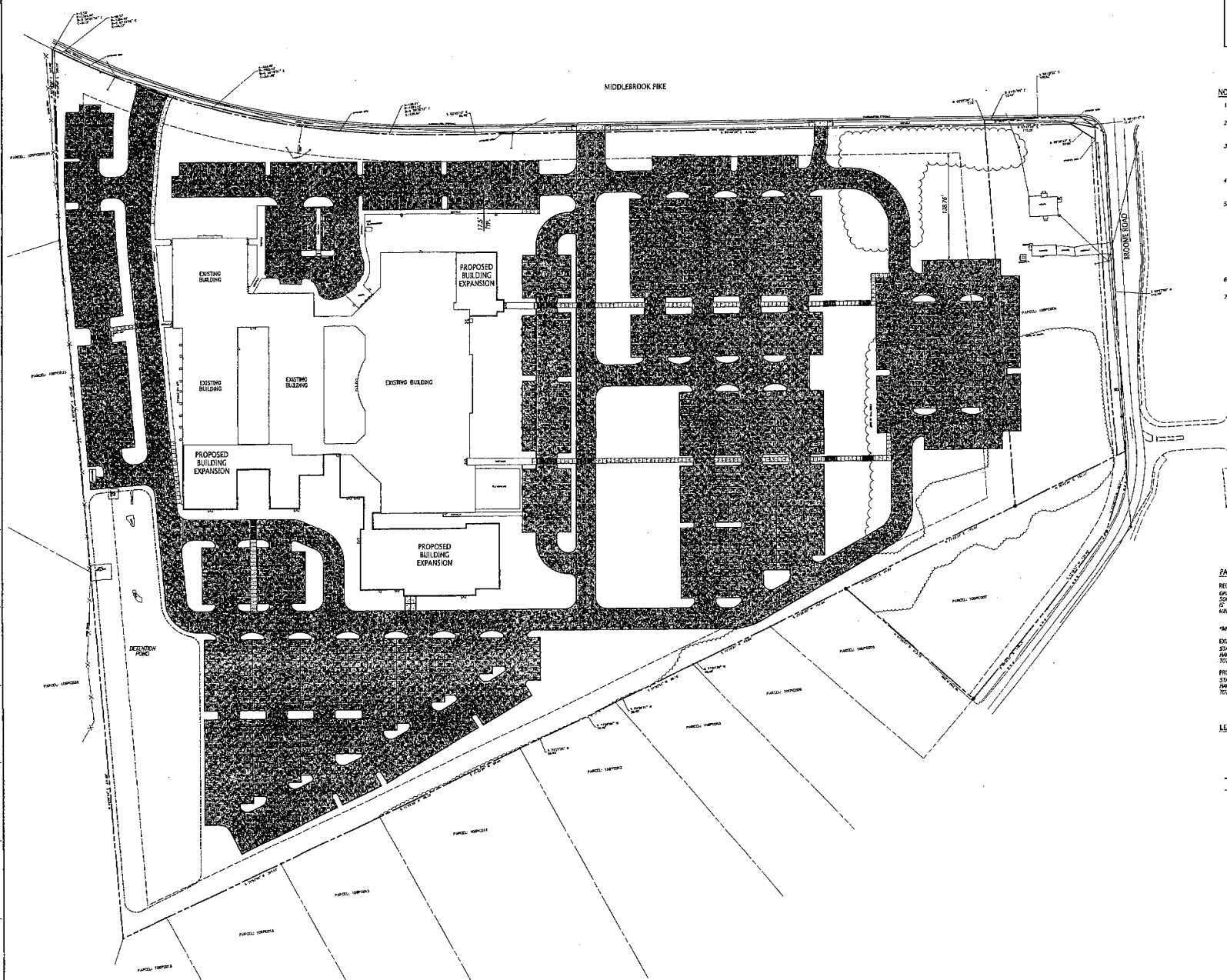
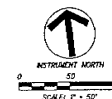
Petitioner: Fellowship Church

Map No: 106
Jurisdiction: City





Architecture & Interiors
Planning • Graphics • Consulting
40414 Clinch Ave., Knoxville, TN 37932
p 865 523-5001 f 865 523-5003
studiofoundesign.com



NOTES:

1. THE TOPOGRAPHIC AND BOUNDARY DATA WAS PROVIDED BY FLORENZ LAUREL SURVEYING, DATED JUNE 13, 2017.
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE CENTER OF THE PROPERTY TO THE CENTER OF THE PAYMENT OF OUTSIDE FACE OF BUILDING.
3. THE INTERIOR ACCIDENTAL BASE AND ASPHALT SURFACE DIMENSIONS ARE JUST FOR REFERENCE AND NOT TO BE USED FOR DIMENSIONAL REQUIREMENTS OF ANY APPLICABLE REGULATORY OR INSURANCE STANDARD.
4. TRAFFIC CONTROL SIGNS AND PAYMENT MARKERS SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL.
5. PROPERTY CONTAINS BOTTLE'S PARCEL, LOCATED IN BLOCK 2 OF MAP 106-2-2000, PREPARED FOR THE PROPERTY IN 1960. THE PROPERTY IS LOCATED IN THE CITY OF HOUSTON, CITY BLOCK 46, ALLEYS WARD 46.
6. TOTAL AREA: 23,572.40 SQ. FT.
7. TOTAL DISTURBED AREA: 12,936.40 AC.
- OWNER: HOUSTON AREA TOTAL FIRE CHURCH
400 WOODLARK PARK
HOUSTON, TEXAS 77057
CONTACT: MR. LEO LONG
PHONE: 468-620-8209
8. BUILDING SETBACKS ARE 35-FT. FRONT, 10-FT. ON SIDE, AND 25-FT. REAR.
9. REMOVAL OF PAYMENT OF ASPHALT AND GRADE FROM EXISTING ASPHALT DRIVEWAY TO THE 10-FT. LIMITS THAT MAY BE REQUIRED BEFORE THE 10-FT. LIMITS CAN BE FULLY SPECIFIED BEFORE TO THE COMB DRIVE AND OTHER DRIVE TO THE BASE FOR THE DRIVEWAY.

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.

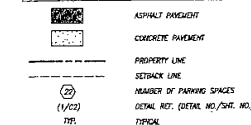
NEEDHAM PARKING REQUIRED:	
1 PER 3 SEATS (1,779 SEATS) =	593 SPACES
	3,290 SPACES

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 WAY ACCESSIBLE) 25
TOTAL 952 SPACES

LEGEND:



CIVIL ENGINEER:



1 ASSOCIATES, INC.
10130 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.650.6439
www.falgoutsmachinery.com
FAX: 800.616.2222



Project Name: Fellowship Church Knoxville
8000 McAdams Road Pike
Knoxville, TN 37809

Project Number:	573
Date:	04
Drawn By:	
Checked By:	

Designing leased Port:

- ☒ Schematic Design
- ☐ Design Development
- ☐ Construction

No.	Description	Date

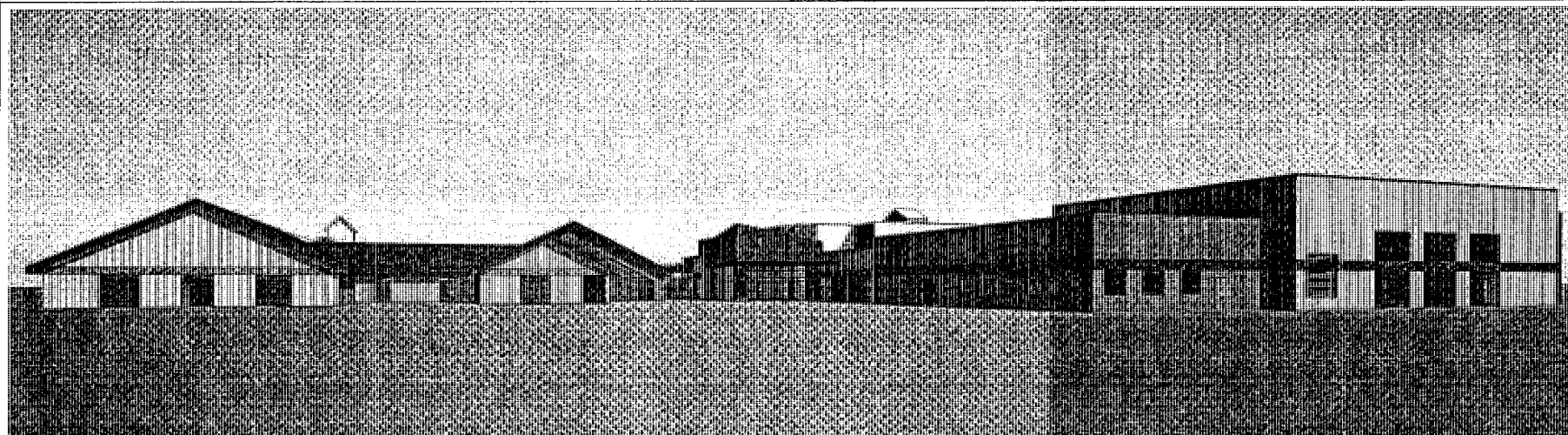
Sheet Title: _____
 USE ON REVIEW SITE PLAN

 Sheet No: _____
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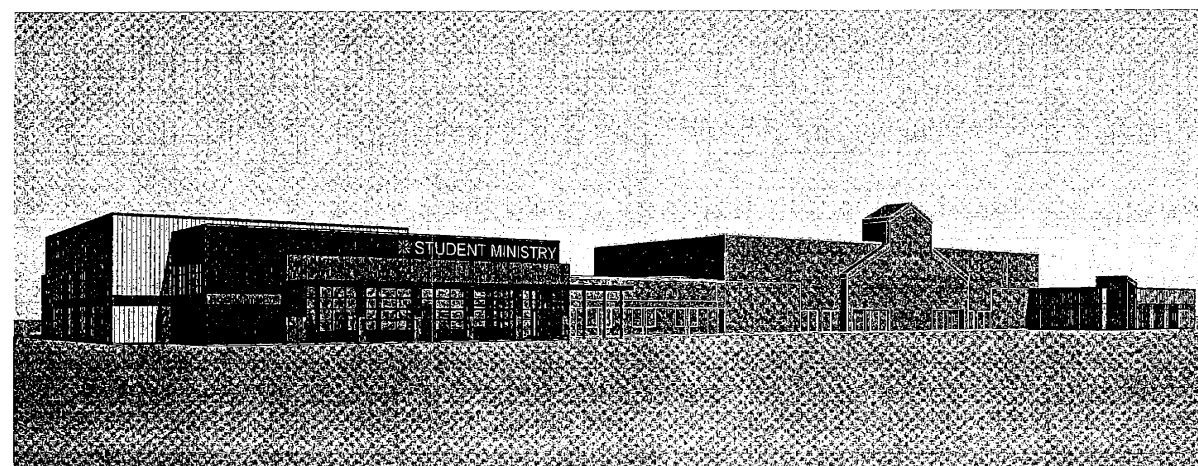
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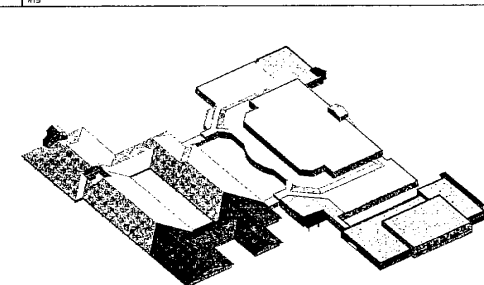
6	3D View - South Elevation HTS
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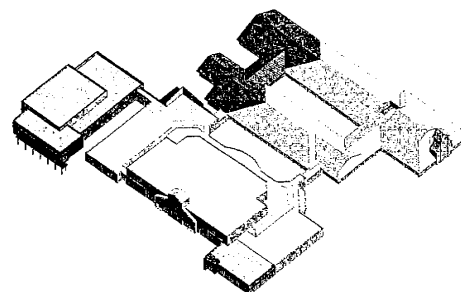
5	3D View - East Elevation
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2	3D View - Student Ministry Entrance
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4	3D View - Axon KIT
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3	3D View - Axon
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1	3D View - Administration Entrance
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6-H-18-UR
4/30/2018



Project Name:
Faith Community Church Knoxville
8030 Middlebrook Pike
Knoxville, TN 37929

Project Number:	17-031
Date:	04-01
Drawn By:	000

☒ Schematic Design
☐ Design Development
☐ Construction

Part 1 of 52

[illegible]

Sheet Title:

Iteration:

A5.2

☒ **Use on Review** ☐ **Development Plan**Name of Applicant: Fellowship ChurchDate Filed: 04/30/2018Meeting Date: 06/14/2018Application Accepted by: M PayneFee 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 PikeGeneral Location: South of intersection of Broome
Rd. and Middlebrook PikeTract Size: 23.73 ac No. of Units: NAZoning District: R-1Existing Land Use: Church, unused, single family
residentialPlanning Sector: Northwest CitySector Plan Proposed Land Use Classification:
CI (Civil/Institutional)Growth Policy Plan Designation: City of KnoxvilleCensus Tract: 45Traffic Zone: 158Parcel ID Number(s): 106PC002, 160PC006, 106PC007Jurisdiction: ☒ City Council 2nd District☒ County Commission 4th District**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Fellowship Church KnoxvilleCompany: Address: 8000 Middlebrook PikeCity: Knoxville State: TN Zip: 37909Telephone: 865-470-9800Fax: E-mail: **APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Aaron Gray, P.E.Company: Fulghum, MacIndoe, and Assoc.Address: 10330 Hardin Valley Rd. Suite 201City: Knoxville State: TN Zip: 37932Telephone: 865-251-5071Fax: 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 MoranCompany: Studio Four Design, Inc.Address: 414 Clinch Ave.City: Knoxville State: TN Zip: 37902Telephone: 865-523-5001 ext. 230E-mail: kmoran@s4dinc.com