

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

▶ **FILE #:** 5-C-18-UR

AGENDA ITEM #: 47

AGENDA DATE: 5/10/2018

▶ **APPLICANT:** WESTMINSTER PRESBYTERIAN CHURCH

OWNER(S): Westminster Presbyterian Church

TAX ID NUMBER: 121 O B 022

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 6500 S Northshore Dr

▶ **LOCATION:** Southeast side of S. Northshore Dr., southwest side of Lyons Bend Rd.

▶ **APPX. SIZE OF TRACT:** 7.04 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via S. Northshore Dr., a major arterial street with a 22' pavement width within an 88' required right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** A-1 (General Agricultural)

▶ **EXISTING LAND USE:** Church and related buildings

▶ **PROPOSED USE:** Pavilion in wooded area for outdoor worship and fellowship.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Lakeshore Park and a residence - A-1 (General Agricultural) & R-1 (Low Density Residential)

South: Residences - A (Agricultural) & RP-1 (Planned Residential)

East: Residences - A (Agricultural)

West: Residential condominium - RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area along S. Northshore Dr. that includes low density residential subdivisions and attached residential condominium developments.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for the proposed pavilion to be located within a wooded area of the existing church complex as shown on the development plan, subject to 4 conditions.

1. Changing the parking space in front of the walkway to the pavilion to a striped pedestrian access.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the City of Knoxville Tree Ordinance and the City of Knoxville Urban Forester.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinances.

With the conditions noted above, this request meets the requirements for approval in the A-1 zoning district and other criteria for a use-on-review.

COMMENTS:

The applicant is proposing to build a pavilion in a wooded area on the southwest side of the church sanctuary for outdoor worship and fellowship. The pavilion will be tucked into the woods with as little disturbance of the site as possible. The back edge of the structure will be 75' from the closest adjoining property and over 100' from the closest residence. The pavilion will provide a covered area of approximately 1436 square feet for community use. This wooded area is also the location of a formal prayer labyrinth and prayer walk.

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

1. The proposed pavilion will have minimal impact on traffic in the area since the structure is not increasing the area of the church's sanctuary.
2. The proposed pavilion being located within a wooded portion of the site will have minimal impact on the surrounding residential property.
3. All utilities are in place to serve this site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES

1. With the recommended conditions, the proposed pavilion meets the requirements of the Knoxville Zoning Ordinance.
2. The proposed development 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 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw traffic through residential areas since the primary access is out to S. Northshore Dr., a major arterial street.

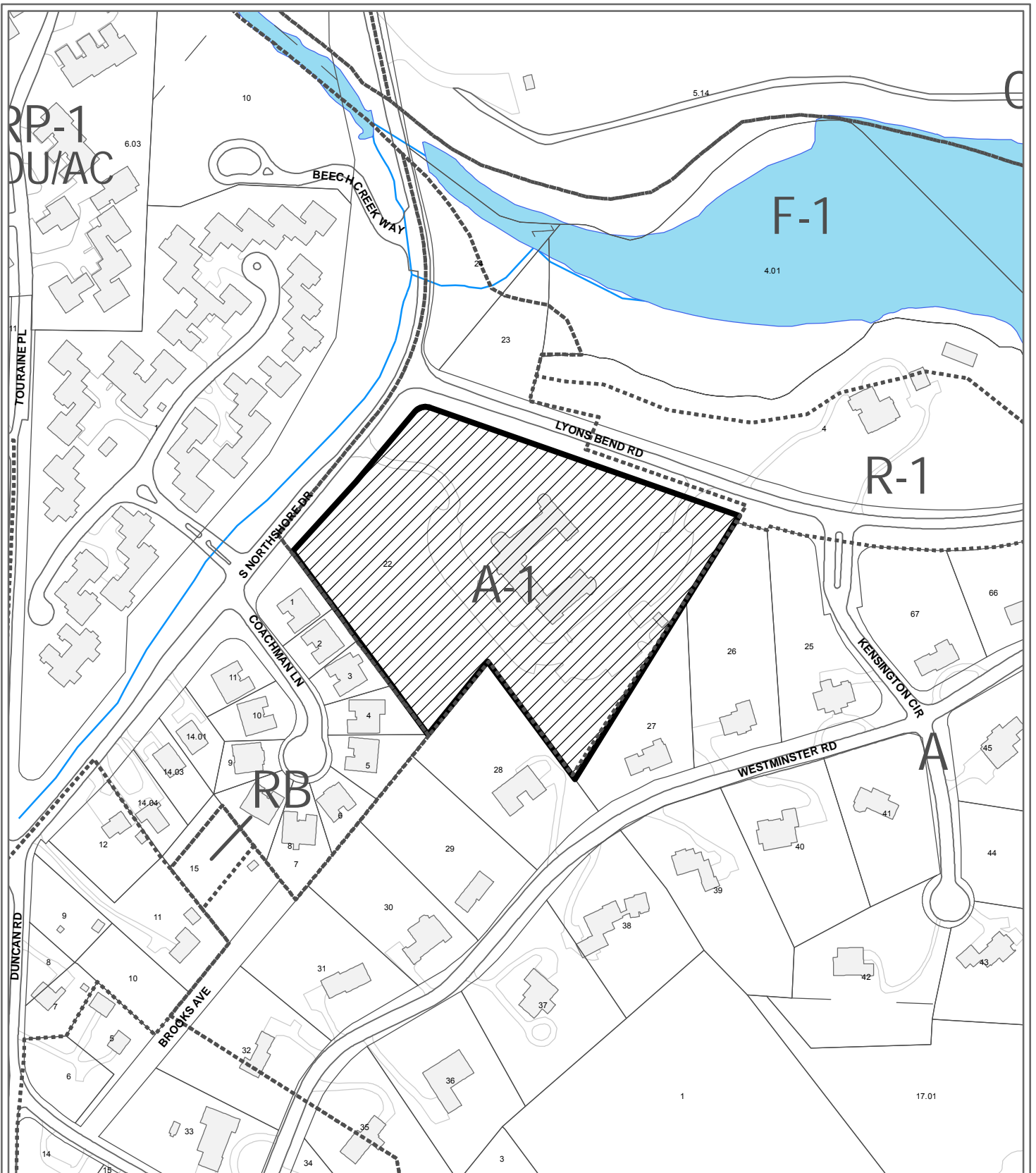
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and the Southwest County Sector Plan both propose civic and institutional uses for the site. The proposed pavilion is in conformity with the One Year Plan and Sector Plan.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

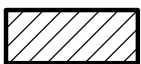
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the 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.



**5-C-18-UR
USE ON REVIEW**



Pavilion in wooded area for outdoor worship and fellowship. in A-1 (General Agricultural)

Petitioner: Westminster Presbyterian Church

Map No: 121

Jurisdiction: City



Original Print Date: 4/16/2018

Revised:

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

GRADING AND EROSION CONTROL NOTES

Prior to grading, contractor shall strip site of off vegetation and topsoil in areas of grading operation. Areas of soft or unstable materials shall be removed at the direction of the soils engineer.

The contractor shall maintain positive drainage throughout the site and use of means necessary to prevent sediment from exiting the site.

Stepped hay bales and silt fence shall be placed preceding all culvert inlets or other inlets and placed before the runoff exits the project or enters a swale and at other locations designated by the engineer.

Silt fences and other erosion control devices shall be cleaned of accumulated sediment when approximately 50% filled with such sediment.

All dimensions and locations of temporary soil erosion and water pollution control devices shall be subject to adjustments as designated by the engineer.

The contractor shall notify the engineer of any changes in existing topographic features, spot elevations, or utilities shown on survey.

The contractor shall notify the engineer prior to covert installations to verify inverts.

All graded areas including slopes are to be mulched and seeded as soon as possible after grading is completed.

All grading and drainage ordinances of the City of Knoxville shall be followed.

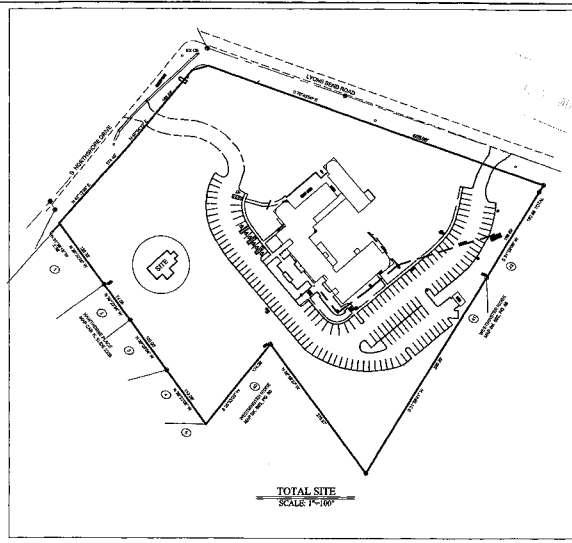
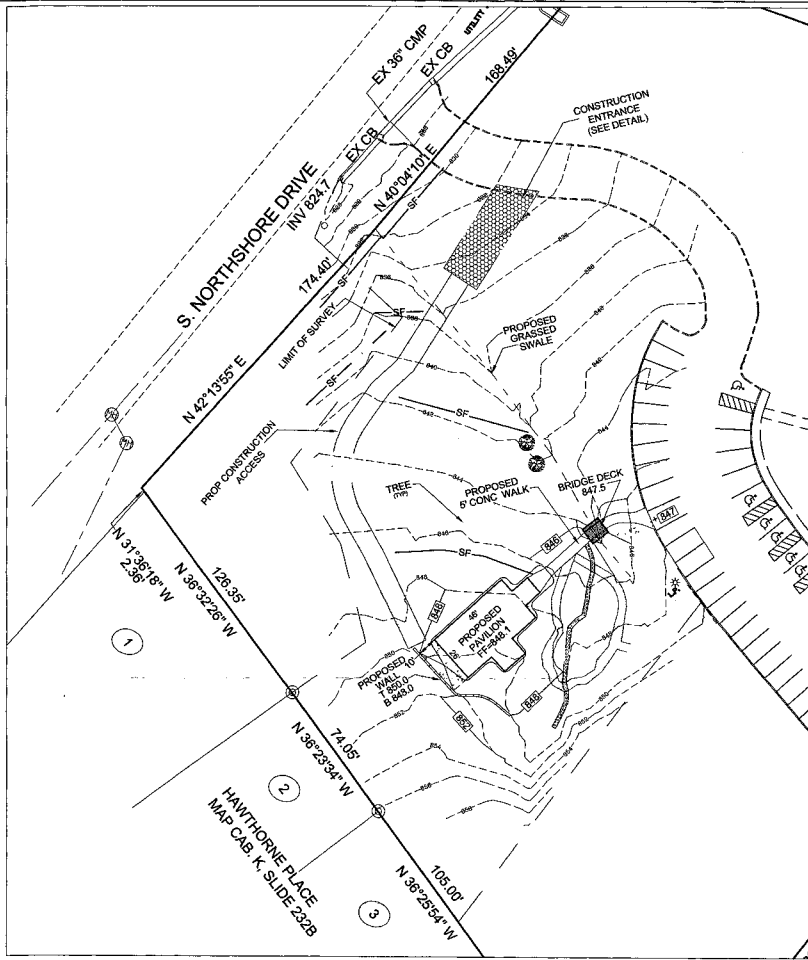
SEEDING

A. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.

B. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL IMPACT THE IMPERVIOUS AREA. APPLY TEMPORARY SEEDING TO ALL NON-CONSTRUCTION AREAS WHERE SOILS SHOW SIGNS OF EXCESSIVE EROSION.

LANDSCAPING

LANDSCAPING WILL COMPLY WITH ALL ASPECTS OF THE CITY OF KNOXVILLE TREE ORDINANCE.

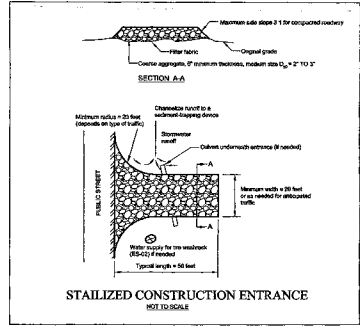
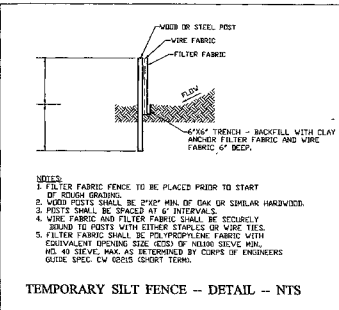


LEGEND

- S1- SANITARY SEWER MANHOLE
- W1- WATER MANHOLE
- M1- METEOR MANHOLE
- S2- STORM DRAIN MANHOLE
- CB- CATCH BASIN
- GP- GROUND PILE
- P- POWER POLE
- C- CULVERT
- F- FIRE HYDRANT
- H- HAZARDOUS WASTE
- W- WELLS
- W1- WATER WELL
- W2- WATER METER
- L- LIGHT STANDARDS
- CL- CULVERT
- E- ELECTRIC BOX
- S- STAND PIPE
- C- CUM WELLS
- F- FLOOD LIGHT
- H- HIGH HOOD LIGHT
- M- COMMUNICATIONS METAL PIPE
- C- CONCRETE
- R- REINFORCED CONCRETE PIPE
- C- CEMENT
- G- GRASS
- E- CONCRESS ELECTRIC
- P- UNDERGROUND ELECTRIC
- U- UNDERGROUND PHONE LINE
- U- UNDERGROUND UTILITY LINE
- U- UNDERGROUND UTILITY LINE
- = NATURAL OBSTACLE

SITE UTILITIES

- SANITARY SEWER : KUB
- WATER : KUB
- ELECTRIC : KUB
- GAS : KUB
- TELEPHONE : BELLSOUTH
- CABLE : COMCAST



NOTE:

SITE AREA=7.04 ACRES (30662 SQFT)

PROPOSED IMPERVIOUS AREA=4124 SQ FT (2.7%²)

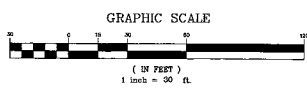
IMPERVIOUS AREA PRE 1997=1.75 ACRES (76386 SQ FT) BASED ON AVAILABLE INFORMATION

EXISTING IMPERVIOUS AREA=1.99 ACRES (86838 SQ FT) (28.31%²) (2018)

IMPERVIOUS AREA ADDED SINCE 1997=10428 SQ FT

PROPOSED IMPERVIOUS AREA THIS SUBMISSION=1747 SQ FT (0.57%²)

- SITE NOTE**
- CORNER MONUMENTS AS SHOWN HEREON
 - VERY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND
 - IF UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, IF EACH SIDE, ALL INTERIOR LOT LINES.
 - DEED BOOK: 2103 PAGE 659
 - PLAT BOOK: 0-98-A
 - PROPERTY PARCEL ID: 121 08 022
 - PROPERTY ZONED: A-1
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 - BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
 - TOTAL LOTS: 1
 - TOTAL AREA: 7.04 ACRES



LeMAY AND ASSOCIATES CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37922

CITY OF KNOXVILLE
DEPARTMENT OF ENGINEERING
APPROVED

PERMITS: 12-04-17

DATE: 05-19-2017

PROJECT: WESTMINSTER PRESBYTERIAN CHURCH

5-C-18-UR

OWNER:
WESTMINSTER PRESBYTERIAN CHURCH
4500 S NORTHSHORE DRIVE
KNOXVILLE, TN 37919
865-584-3937

SITE GRADING AND DRAINAGE PLAN SHEET 1 OF 1

PROPOSED PAVILION WESTMINSTER PRESBYTERIAN CHURCH

SITE ADDRESS: 6500 S NORTHSHORE DRIVE * CITY BLK 51610 * PARCEL ID: 121 08 022
DISTRICT 6* WARD 51* CITY OF KNOXVILLE * KNOX COUNTY, TENNESSEE

DESIGNED BY: REL	APPROVED BY: REL	DATE: 05-19-2017	REVISION: 10-19-2017/12-01-2017	SCALE: 1" = 20'	DRAWING NUMBER: 6651
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The Ruthie Carey Pavilion

Westminster Presbyterian Church

5-C-18-UR

Use on Review Development Plan

Name of Applicant: Westminster Presbyterian Church (WPC)

Date Filed: 3/23/18 Meeting Date: 3/23/18 May 10 2018

Application Accepted by: Juan Reed

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$1200⁰⁰ File Number: Use on Review 5-C-18-UR

PROPERTY INFORMATION

Address: 6500 S. Northshore Dr.

General Location: Intersection of S Northshore Dr @ Lyons Bend Rd

Tract Size: 7.04 acres No. of Units: 1

Zoning District: A-1 General Agriculture

Existing Land Use: Church & related buildings

Planning Sector: Southwest County Sector

Sector Plan Proposed Land Use Classification: CI Civic & Institutional

Growth Policy Plan Designation: City of Knoxville

Census Tract: 57.01

Traffic Zone: 162

Parcel ID Number(s): 121 0B 022

Jurisdiction: City Council 2nd District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Westminster Presbyterian Church

Company: _____

Address: 6500 S. Northshore Dr.

City: Knoxville State: TN Zip: 37919

Telephone: (865) 584-3957

Fax: (865) 584-8840

E-mail: westminsterpres@comcast.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Thomas V. Byerley

Company: Westminster Presbyterian Church

Address: 6500 S. Northshore Dr.

City: Knoxville State: TN Zip: 37919

Telephone: (865) 584-3957

Fax: (865) 584-8840

E-mail: westminsterpres@comcast.net

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation) _____

Other (Be Specific)
Pavilion in wooded area for outdoor worship & fellowship

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: Thomas V. Byerley

PLEASE PRINT

Name: Thomas V. Byerley

Company: Westminster Presbyterian Church

Address: 6500 S. Northshore Dr.

City: Knoxville State: TN Zip: 37919

Telephone: (865) 776-5915

E-mail: t_gbyerley@yahoo.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

J. V. B...
For WPC

6500 S. Northshore Dr.
Knoxville, TN 37919