

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

▶ **FILE #:** 10-F-18-UR

AGENDA ITEM #: 56

AGENDA DATE: 10/11/2018

▶ **APPLICANT:** DAMON FALCONNIER

OWNER(S): West Park Baptist Church

TAX ID NUMBER: 105 157.01

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 8833 Middlebrook Pike

▶ **LOCATION:** North side of Middlebrook Pike, east side of Park Church Dr

▶ **APPX. SIZE OF TRACT:** 9.39 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Middlebrook Pike, a four lane, median divided major arterial, and Pheasants Glen Dr., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** PR (Planned Residential) & RB (General Residential)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Expansion of existing church building for nursery

HISTORY OF ZONING: Rezoned PR in June, 1988.

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / PR (Planned Residential)

South: Middlebrook Pike, detached dwellings / RA (Low Density Residential)

East: Multi-dwelling development / RP-1 (Planned Residential)

West: Parking lot, athletic fields / A (Agricultural)

NEIGHBORHOOD CONTEXT: The properties immediately adjacent to the proposed development are single-family residential (north and south) and a senior housing facility (east). The single-family residential neighborhood to the north and the church have shared use of Pheasants Glen Dr.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a church expansion of approximately 7,650 square feet and reconfiguration of the parking lot in the PR zone, subject to 4 conditions.**

1. Meeting all relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Tennessee Department of Transportation and Knox County

Engineering and Public Works for the proposed Middlebrook Pike deceleration lane and Park Church Drive right turn lane.

4. Installation of all sidewalks as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Engineering and Public Works.

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

COMMENTS:

This proposal is for an expansion of the church, reorganization of the parking lot, and modification of the Park Church Drive intersection with Middlebrook Pike. The church property is zoned PR (Planned Residential) and RB (General Residential). The PR zone requires use-on-review approval for all new or expanded development, however, churches are a permitted use in the RB zone. The church building is within the PR zone and most of the parking lot in front of the church is in the RB zone. This use-on-review will primarily be considering the portion of the project in the PR zone, with the exception of the modifications to Park Church Drive entrance at Middlebrook Pike.

The church addition will primarily be for a new 5,547 square-foot nursery to the front of the Family Life Center, which is on the left (west) side of the church. There will also be a new 2,100 square-foot storage (equipment) room added to the rear of the Family Life Center. The nursery addition will be located where there is existing landscaping and part of the parking lot. This will result in the loss of parking 63 spaces, from 882 to 819. The minimum required parking for the church is 513 spaces.

Attached to the new nursery will be a new drop off area that will mainly be used for the Mother's Day Out program and when it is raining during church services. The drop off area includes the installation of a new curb cut on Park Church Drive near the intersection of Middlebrook Pike. This new access provides one-way access to the new drop off area. With this new configuration, vehicles will no longer be able to access the parking lot in front of the church from Park Church Drive, however, the parking lot behind the church and the west of the Park Church Drive will still be accessible.

The church is proposing modifications to the Park Church Drive intersection with Middlebrook Pike that includes a westbound deceleration lane on Middlebrook Pike and a southbound right turn lane on Park Church Drive. These modifications will require the approval of both TDOT and Knox County Engineering and Public Works. Park Church Drive was closed by Knox County after Pheasants Glen Drive was constructed around the church property. It is now a private road and is part of the church campus driveway system.

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

1. The proposed expansion will not direct additional traffic through nearby residential neighborhoods.
2. The nursery addition is on the front of the church and is not adjacent to any sensitive uses. The addition to the rear of the building is for storage and should not have an impact on the adjacent residential neighborhood.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed church and parking lot reconfiguration, with the recommended conditions, 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. 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 PR zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

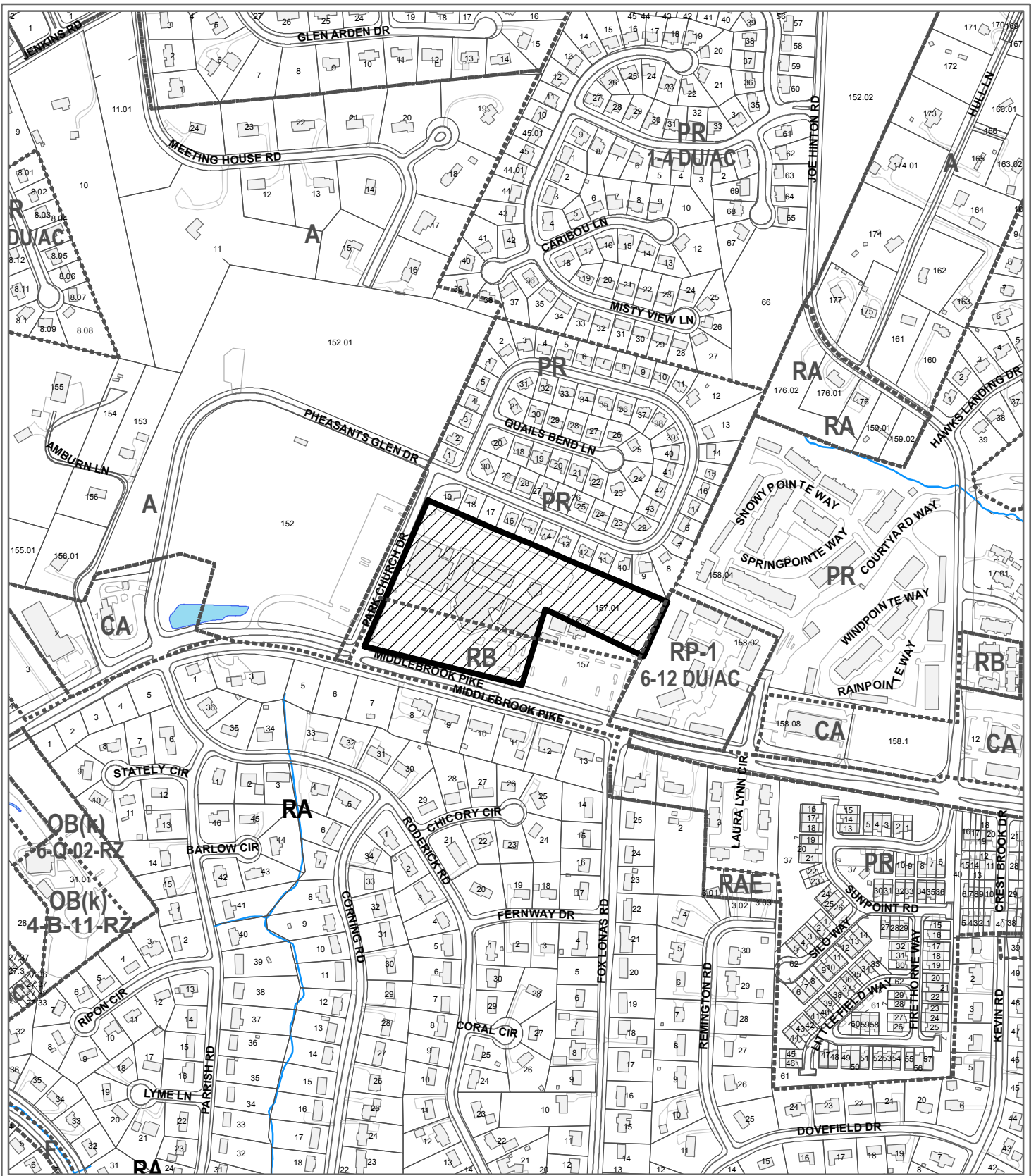
1. The use is in conformity with the Northwest County Sector Plan, which propose CI (Civic Institutional) for the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 439 (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 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.



**10-F-18-UR
USE ON REVIEW**

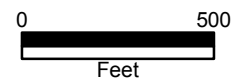


Expansion of existing church building for nursery in PR (Planned Residential) and RB (General Residential)

Petitioner: Falconnier, Damon

Map No: 105

Jurisdiction: County



Original Print Date: 9/17/2018

Revised: 9/20/2018

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



Site Plan

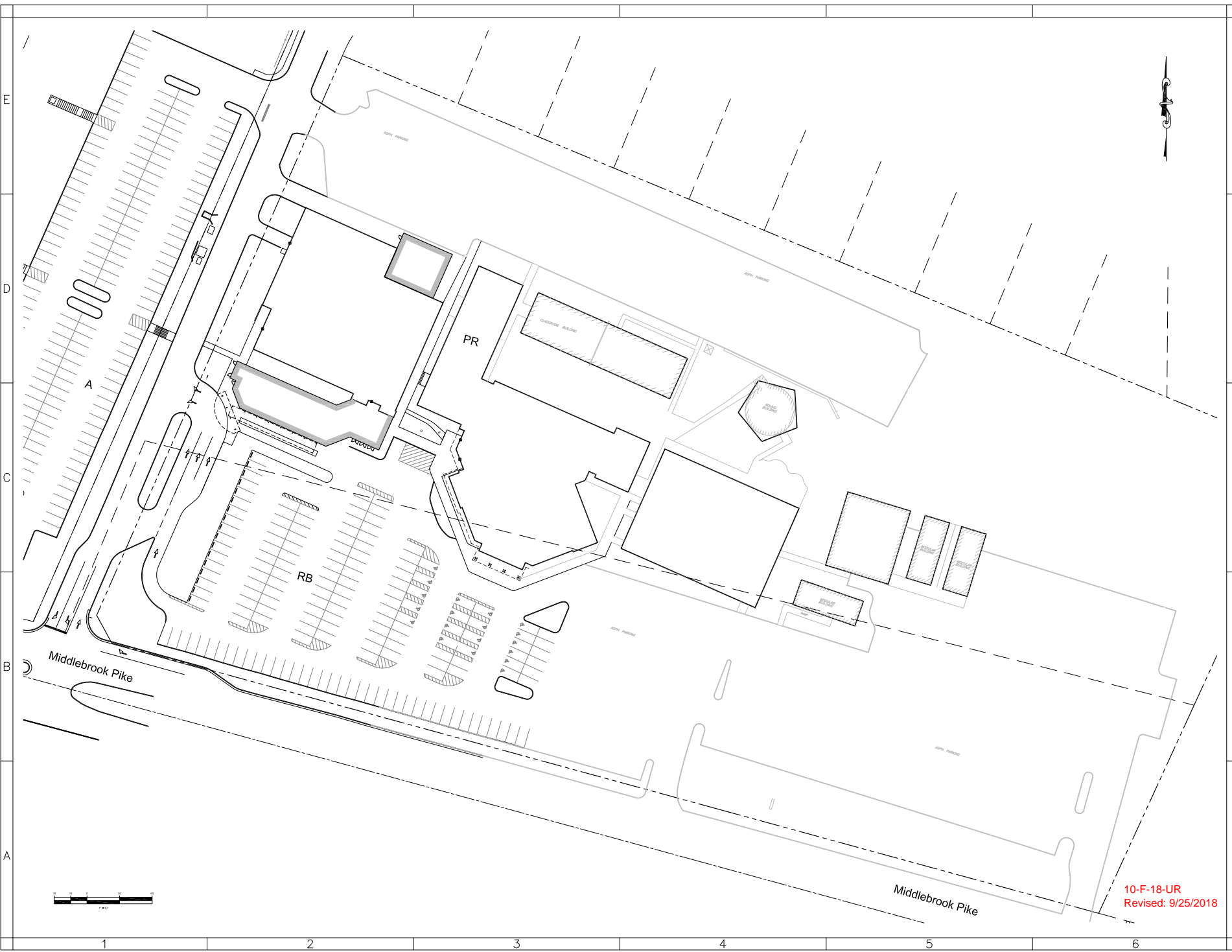
WEST PARK BAPTIST CHURCH
8833 MIDDLEBROOK PIKE
KNOXVILLE, TN 37923

Use On Review

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ISSUED:	9/21/18
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FILE:	2018-2020

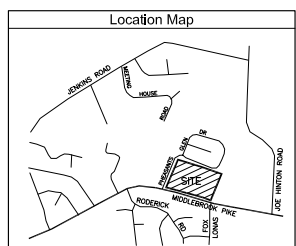
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10-F-18-UR
Revised: 9/25/2018

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X:\Char\West Park Baptist Church 2018\10-F-18-UR\West Park Baptist Church - UOR layout.dwg Sep 24, 2018 - 8:55am drawn - LDS Copyright 2018



- ### General Notes
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to one call at least 72 hours before any excavation. To request exact field location of the utilities, it shall be the responsibility of the contractor to procure all utility information and coordinate with the proposed improvements shown on the plans.
 - Property is located in Knox County and is Zoned:
 - PR - Front Yards: 10', Side Yards: 25'
 - RB - Front Yards: 10', Side Yards: 10', Rear not greater than 10', Rear not greater than 35'
 - A - Front Yr: 35', Side Yr: 25'
 - Total Acreage = 5.4 Acres
 - Owner: West Park Baptist Church
8833 Middlebrook Pike
Knoxville, TN 37923
PH: 865-674-2281

- ### Survey Notes
- Survey by: Land Development Solutions
310 Spinnery Rd, Ste K
Knoxville, TN 37922
865-674-2281
 - Utility information is based on information obtained from the utility providers. Underground utility boundaries shown are taken from historical drawings and shall not be relied upon as exact locations. The contractor is responsible for determining the accuracy of this information.

- ### Layout Notes
- All dimensions to curb (the reference face of curb - see detail)
 - See architectural drawings for building dimensions, all dimensions to building are approximate unless specifically noted as building layout points.
 - See Utility Plan for new and existing utility locations. See Grading and Drainage Plan for new and existing storm drain locations.

Parking

West Park Baptist Church
13,764 sq ft auditorium area
1,237 sq ft church area
Total: 15,001 sq ft

Parking required per Knox County Zoning 3.50.07 - 15,401/100 = 513 Spaces
IBC 1106.1 requires 2% to be accessible = 11 Accessible Spaces

Current Parking Count: 862 Spaces including 32 HVC Spaces
Proposed Parking Count: 819 Spaces including 28 HVC Spaces

FALCONNIER
DESIGN COMPANY

4522 Chamberlain Avenue
Knoxville, TN 37919
Phone: 865-584-7669
Fax: 865-584-3139
falconnier@gmail.com
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LAND DEVELOPMENT SOLUTIONS

310 SPINNERY RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 865-674-2281

Site Layout Plan

WEST PARK BAPTIST CHURCH
8833 MIDDLEBROOK PIKE
KNOXVILLE, TN 37923

Use On Review

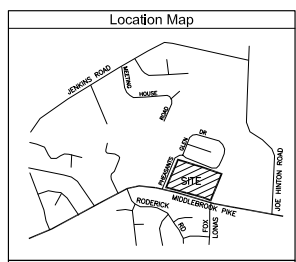
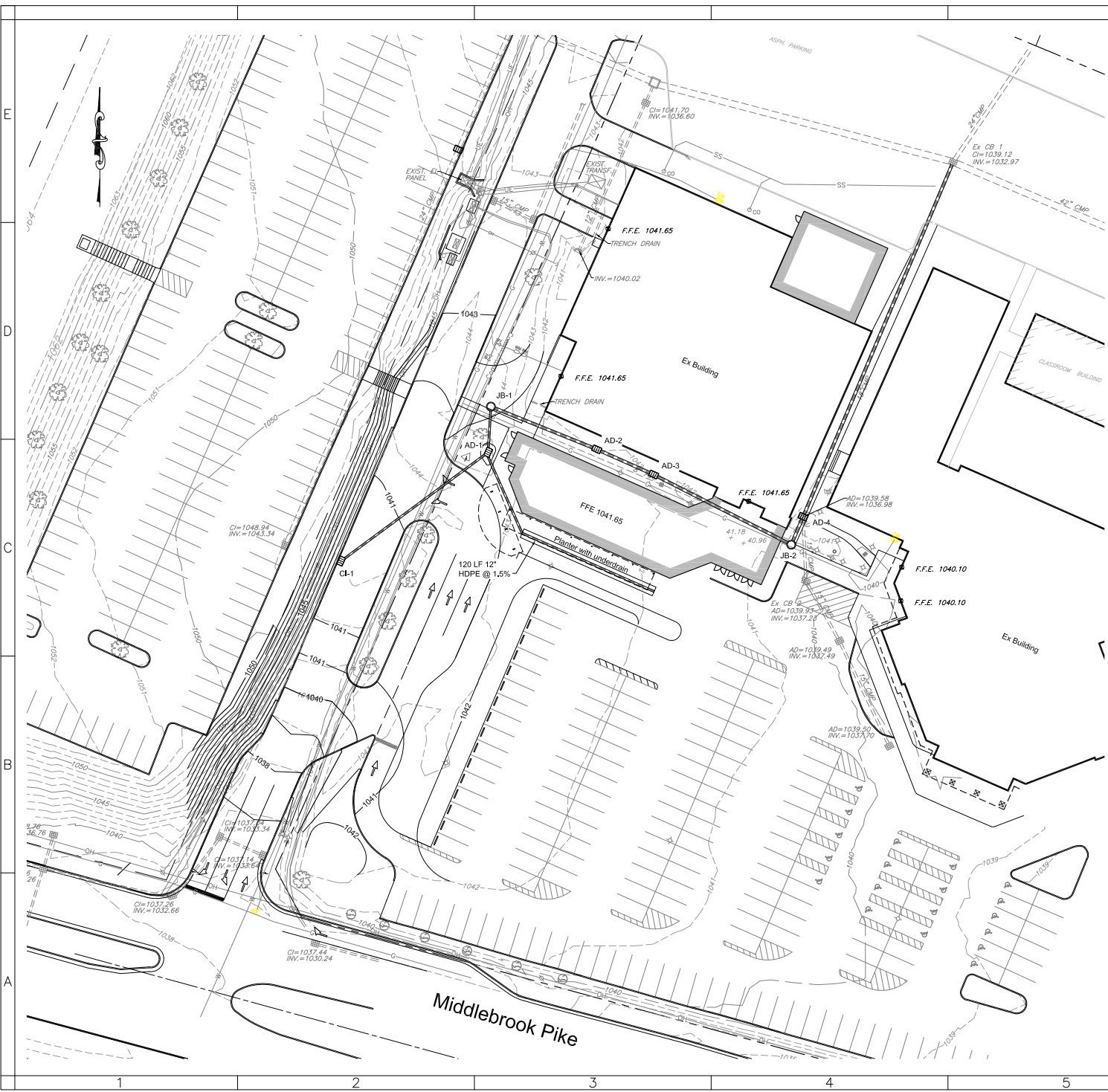
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10-F-18-UR
Revised: 9/25/2018

C101

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General Notes

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken by the utility. The information is to be relied upon as being correct or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to one call at least 72 hours before any excavation, to request exact field location of the utility. It shall be the responsibility of the contractor to locate all utilities in the work control with the proposed improvements shown on the plans.
- Property is located in Rices County and is Zoned RB, PR and A.
- Total Area = 3.4 Acres
- Owner: West Park Baptist Church
8833 Middlebrook Pike
Knoxville, TN 37923
PH: 865-671-2281

Survey Notes

- Survey by: Land Development Solutions
310 Simmons Rd, Ste K
Knoxville, TN 37922
865-671-2281
- Utility information is based on information obtained from the utility providers. Underground utility locations shown are taken from recorded drawings and shall not be relied upon as exact locations. The contractor is responsible for determining the accuracy of this information.

Grading Notes

- All disturbed areas not scheduled to be paved shall have a minimum of 3 inches of topsoil based on them and shall be seeded as specified.
- All grading construction practices shall conform to the Tennessee Erosion and Sediment Control Handbook.
- Maximum topsoil thickness for slopes steeper than 3:1 shall be 3".
- See Sheet C201 for Erosion Control Plan prior to beginning any grading activities.
- Contractor shall follow Storm Water Pollution Prevention Plan at all times.
- Total disturbed area = 0.95 acres.
- The grades shown are finished grades. Contractor shall determine subgrade elevations by excavating to local government sections and the building structure.

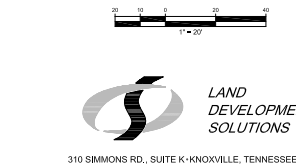
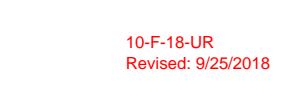
Storm Structure Schedule

Structure	Top	Invert	Location
CE-1	1040.6	1038.0	N 820262.80 E 2537626.03
Ex CB 1	1039.1	1033.0	N 820246.15 E 2537352.41
Ex CB 2	1039.2	1037.7	N 820262.85 E 2537374.22
AD-1	1042.2	1039.3	N 820275.42 E 2537700.13
AD-2	1040.0	1034.7	N 820244.23 E 2537699.78
AD-3	1040.0	1036.6	N 820298.87 E 2537703.66
AD-3	1040.0	1035.9	N 820268.60 E 2537776.13
AD-4	1039.6	1037.9	N 820275.42 E 2537700.13
AD-4	1039.6	1034.7	N 820268.60 E 2537776.13

Storm Pipe Schedule

From	To	Size/Material	Length	Slope
CE-1	AD-1	18" HDPE	87.2	0.85%
AD-1	AD-2	18" HDPE	24.5	0.85%
AD-2	AD-3	24" HDPE	33.0	0.85%
AD-3	AD-4	24" HDPE	33.3	0.85%
AD-4	Ex CB 1	24" HDPE	82.8	0.85%
AD-4	Ex CB 2	24" HDPE	15.3	0.85%
AD-4	Ex CB 3	24" HDPE	208.0	0.85%
Ex CB 3	Ex CB 2	18" HDPE	209.0	0.81%

10-F-18-UR
Revised: 9/25/2018



310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281



Site Grading Plan

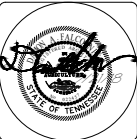
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FILE: 2018-2020

C201



20/20 VISION
PHASES
1a, 1b, & 1c

WEST PARK BAPTIST CHURCH
8833 MIDDLEBROOK PIKE
KNOXVILLE, TN 37923

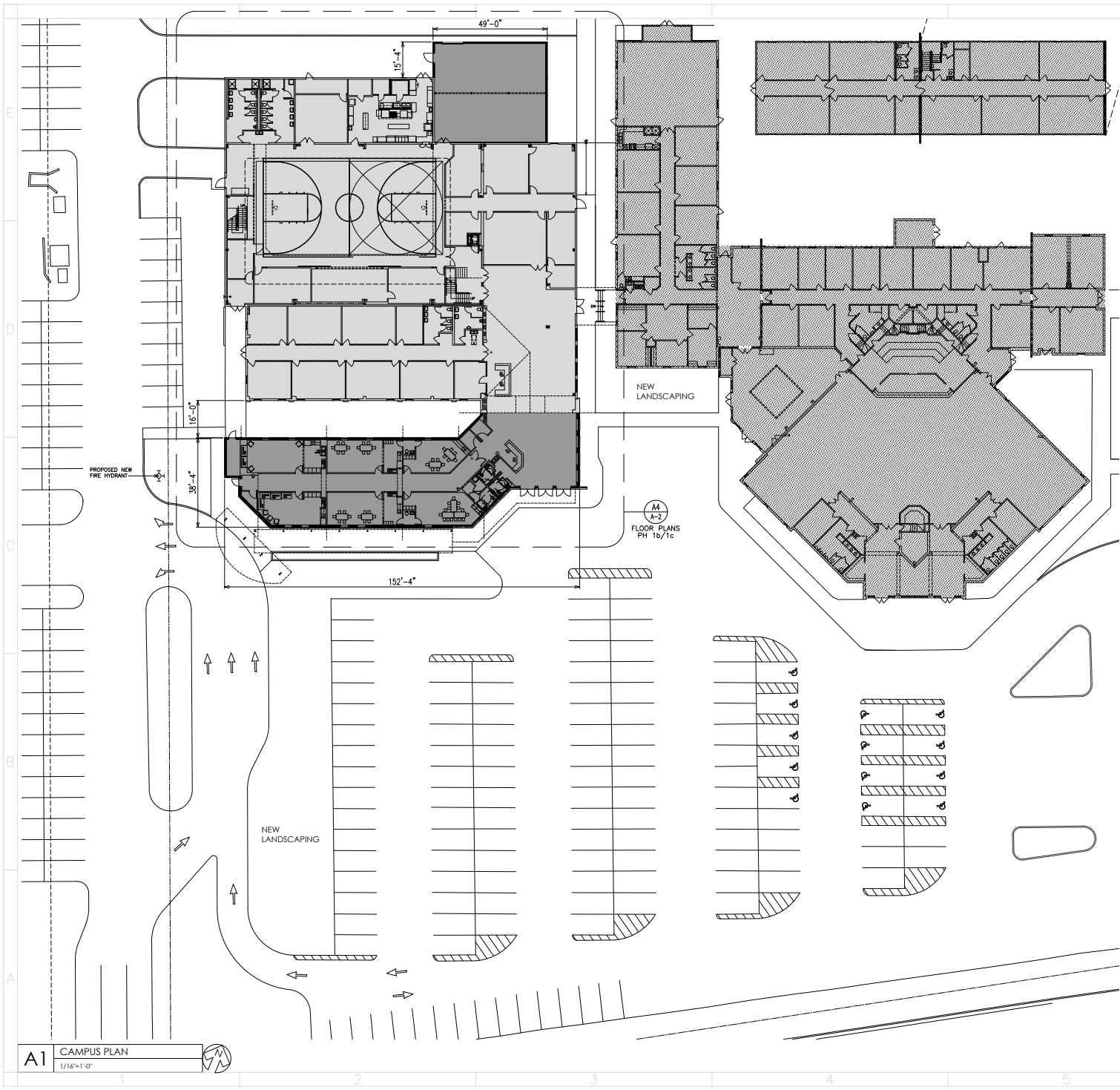
USE-ON-REVIEW
SUBMITTAL

PHASE 1a
PARTIAL
CAMPUS PLAN

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A-1







M
A-Z
FLOOR PLANS
PH 1b/1c

NEW
LANDSCAPING

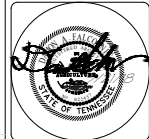
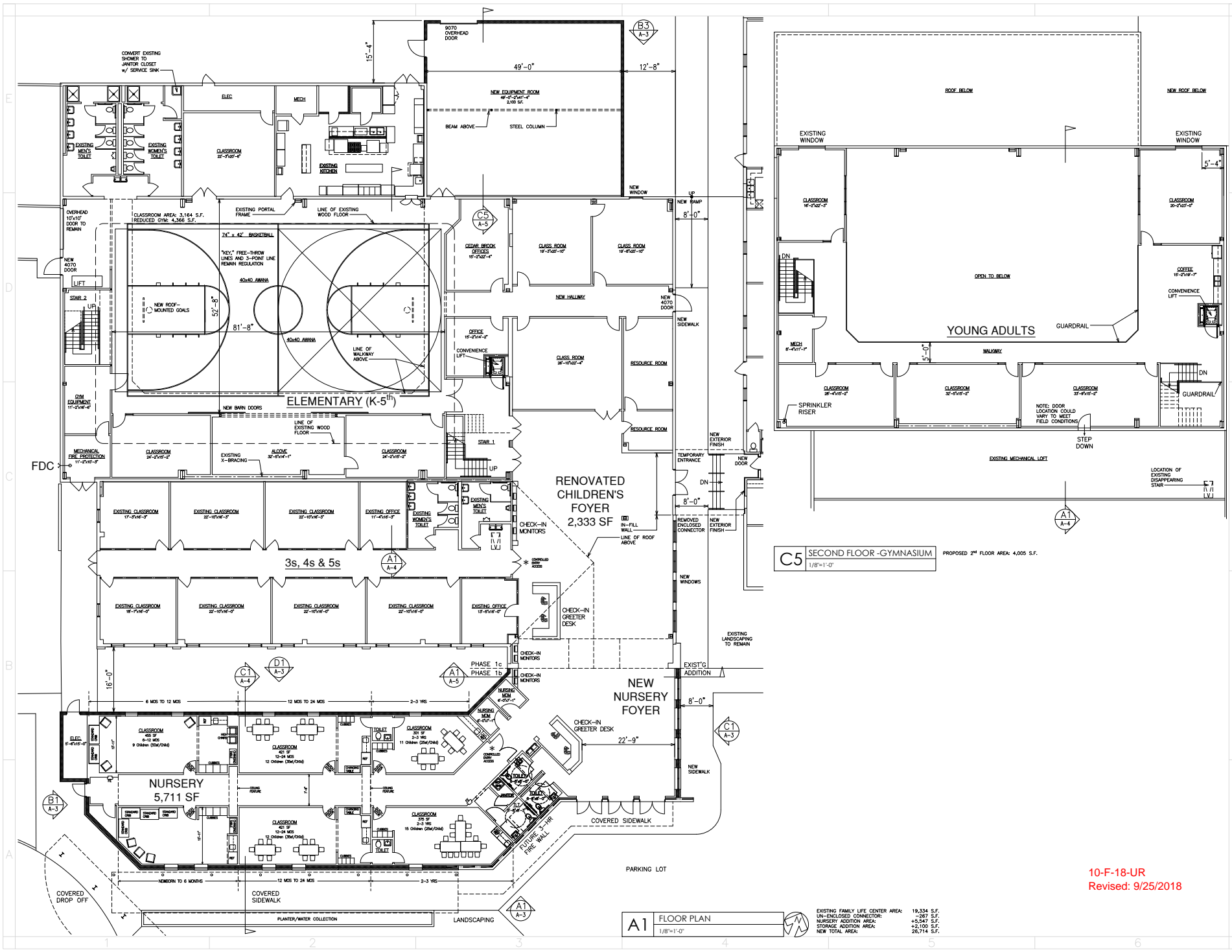
NEW
LANDSCAPING

10-F-18-UR
Revised: 9/25/2018

GRAPHIC LEGEND

-  INDICATES PHASE 1b NEW CONSTRUCTION AREA
-  INDICATES PHASE 1c RENOVATION AREA
-  INDICATES EXISTING BUILDINGS TO REMAIN, NO PROPOSED ADDITIONS, ALTERATIONS OR RENOVATIONS.
-  INDICATES NEW SIDEWALKS & CURBS

A1 CAMPUS PLAN
1/16"=1'-0"



2020 VISION PHASES 1a, 1b, & 1c

WEST PARK BAPTIST CHURCH
8833 MIDDLEBROOK PIKE
KNOXVILLE, TN 37923

USE-ON-REVIEW SUBMITTAL
PHASE 1b & 1c FLOOR PLANS

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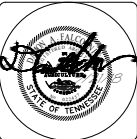
A-2

A1 FLOOR PLAN
1/8"=1'-0"

EXISTING FAMILY LIFE CENTER AREA: 19,334 S.F.
UN-ENCLOSED CONNECTOR: -287 S.F.
NURSERY ADDITION AREA: +3,547 S.F.
STORAGE ADDITION AREA: +2,100 S.F.
NEW TOTAL AREA: 26,714 S.F.

C5 SECOND FLOOR - GYMNASIUM
1/8"=1'-0"

PROPOSED 2ND FLOOR AREA: 4,005 S.F.



20/20 VISION
PHASES
1a, 1b, & 1c

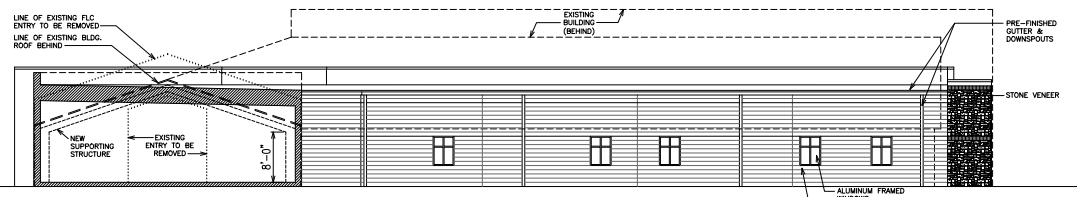
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USE-ON-REVIEW
SUBMITTAL

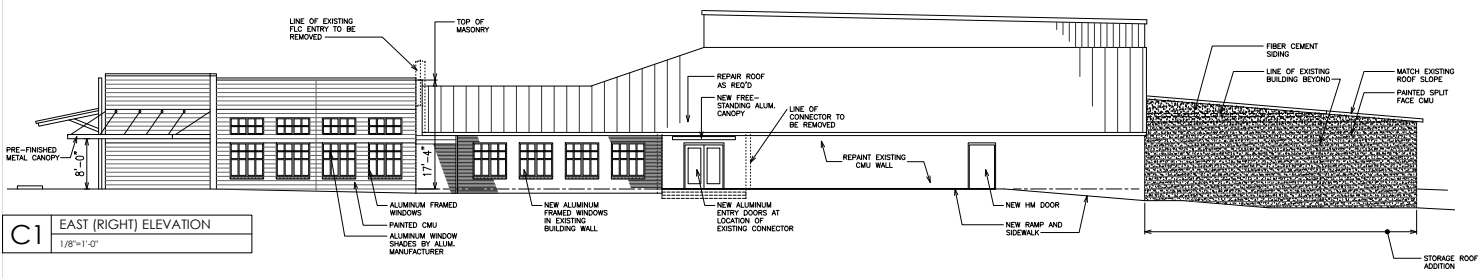
PHASE 1b & 1c
ELEVATIONS

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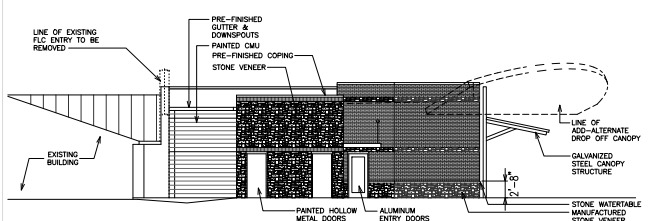
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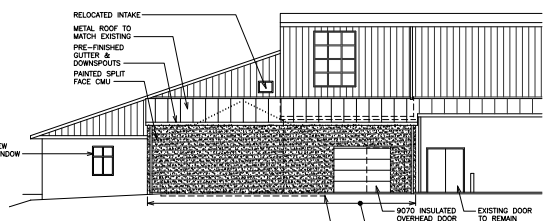
D1 NORTH (REAR) ELEVATION
1/8"=1'-0"



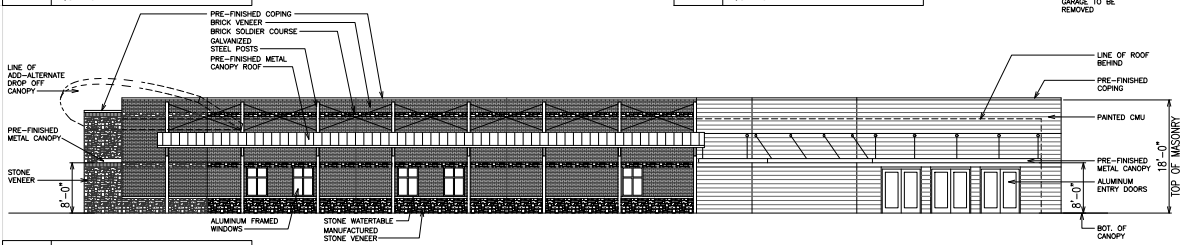
C1 EAST (RIGHT) ELEVATION
1/8"=1'-0"



B1 WEST (LEFT) ELEVATION
1/8"=1'-0"



B3 PARTIAL (NORTH) ELEVATION
1/8"=1'-0"



A1 FRONT (SOUTH) ELEVATION
1/8"=1'-0"

10-F-18-UR
Revised: 9/25/2018

Use on Review **Development Plan**Name of Applicant: Damon A. Falconnier, NCARB, LEED APDate Filed: August 27, 2018Meeting Date: October 11, 2018Application Accepted by: M. PayneFee Amount: H File Number: Development Plan HFee Amount: 1200 00/100 File Number: Use on Review 10-F-18-UR**PROPERTY INFORMATION**Address: 8833 Middlebrook PikeGeneral Location: 1 mile east of intersection with
Cedar Bluff roadTract Size: 9.39 acres No. of Units: n/aZoning District: PR - Planned ResidentialExisting Land Use: Place of Religious WorshipPlanning Sector: Northwest CountySector Plan Proposed Land Use Classification:
"C1"Growth Policy Plan Designation: Planned GrowthCensus Tract: 46.06Traffic Zone: 225Parcel ID Number(s): 105 15701Jurisdiction: City Council _____ District
 County Commission 3rd District**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Sam Polson, PastorCompany: West Park Baptist ChurchAddress: 8833 Middlebrook PikeCity: Knoxville State: TN Zip: 37923Telephone: 865-690-0031Fax: 865-247-7159E-mail: slp@westparkbaptist.org**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Damon A. Falconnier, NCARBCompany: Falconnier Design Co.Address: 4622 Chambliss AvenueCity: Knoxville State: TN Zip: 37919Telephone: 865-584-7868Fax: 865-584-3139E-mail: faldesco@gmail.com**APPROVAL REQUESTED** **Development Plan:** Residential **Non-Residential** **Home Occupation** (Specify Occupation)

_____ **Other** (Be Specific)Proposed addition to existing building on
existing church campus.

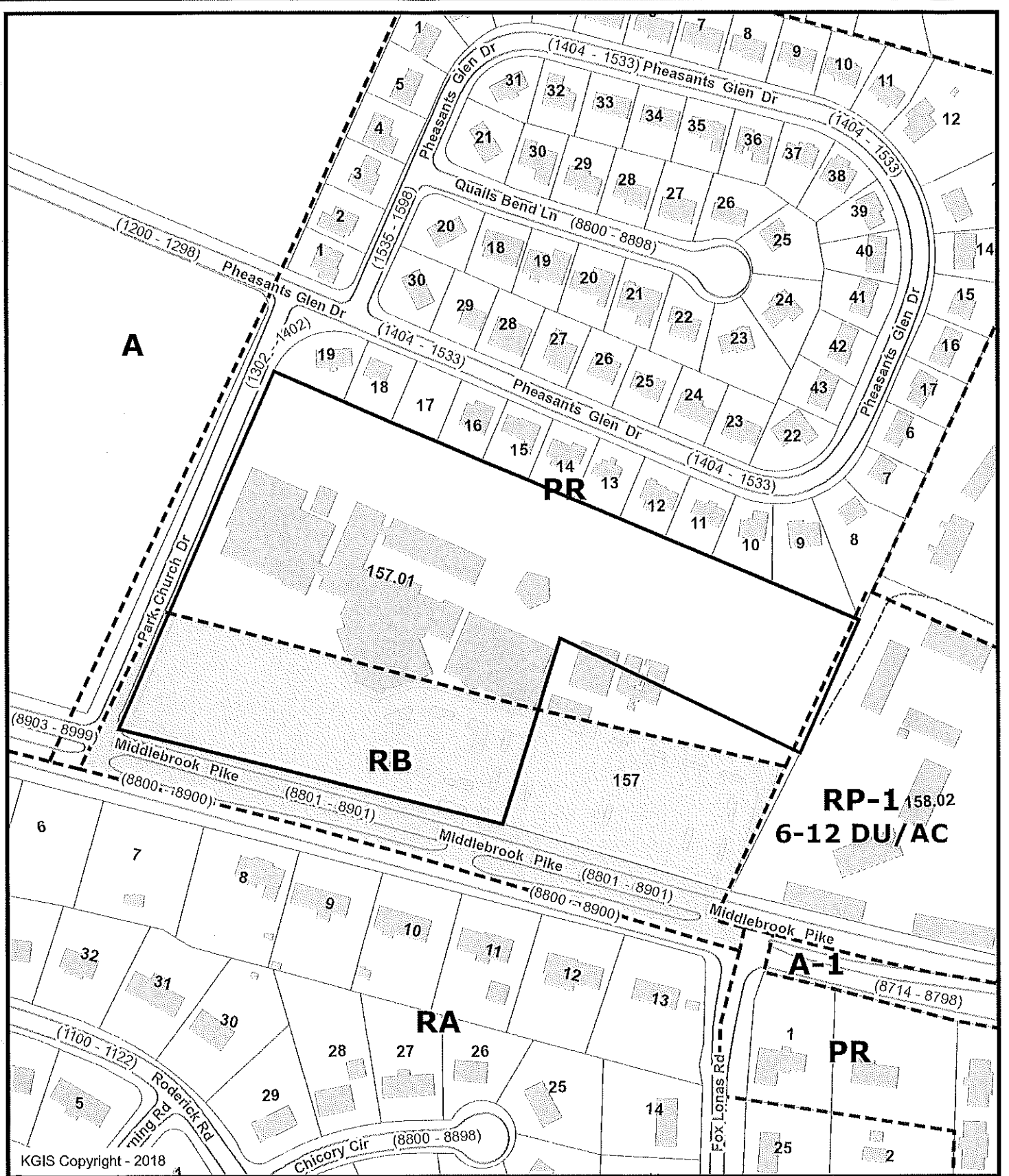
_____**APPLICATION AUTHORIZATION**

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: Damon A. Falconnier

PLEASE PRINT

Name: Damon A. FalconnierCompany: Falconnier Design Co.Address: 4622 Chambliss AvenueCity: Knoxville State: TN Zip: 37919Telephone: 865-584-7868E-mail: faldesco@gmail.com



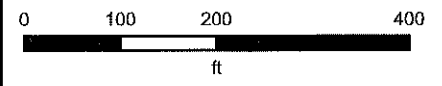
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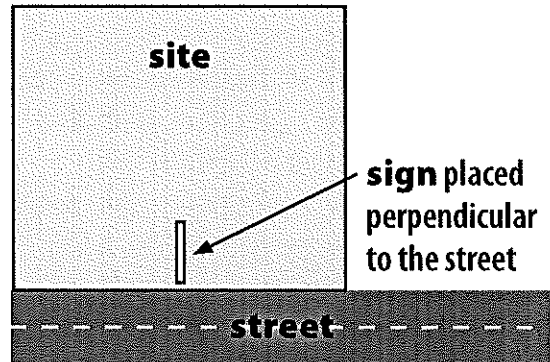
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

9/26/18 and 10/12/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Graham H. Fox

Printed Name: Graham H. Fox

Phone: 865-584-7808 Email: graham.fox@falcomber.net

Date: 08/27/18

MPC File Number: 10-F-18-UR