

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

▶ **FILE #:** 10-G-18-UR

AGENDA ITEM #: 57

AGENDA DATE: 10/11/2018

▶ **APPLICANT:** MARK RANDOLPH

OWNER(S): The Church of Sterchi Hills

TAX ID NUMBER: 57 12516

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 904 Dry Gap Pike

▶ **LOCATION:** South side of Dry Gap Pk, east of Jim Sterchi Rd.

▶ **APPX. SIZE OF TRACT:** 15 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Dry Gap Pike, a major collector street with a 22' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Church expansion

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences - RP-1 (Planned Residential)

South: Residence and vacant land - RP-1 (Planned Residential)

East: Residences and vacant land - RP-1 (Planned Residential)

West: Mixed businesses - C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: The site is located in an area that has a mix of residential, institutional and commercial uses that have developed under RP-1 (Planned Residential), R-1 (Low Density Residential) and C-6 (General Commercial Park) zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a new church sanctuary with a building area of approximately 28,163 square feet and a total of 742 seats as shown on the development plan subject to 6 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. All proposed sidewalks are subject to approval by the Knoxville Department of Engineering and shall meet all applicable Americans with Disabilities Act (ADA) requirements.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project. All landscaping shall be in accordance with the City of Knoxville Tree Protection

Ordinance and all applicable requirements of the Knoxville Urban Forester.

5. All lighting shall be directed away from the adjoining properties and streets.

6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all criteria for a use-on-review in the RP-1 zoning district.

COMMENTS:

This is a request for a new church sanctuary for the Church at Sterchi Hills which is located on the southeast side of Dry Gap Pike east of Jim Sterchi Rd. The site has two access driveways off of Dry Gap Pike. The existing church is a two story building with a building area of 14,177 square feet. The proposed new one story sanctuary building has a proposed building area of 28,163 square feet and will be located on the north side of the existing church. The total building area will be approximately 42,340 square feet. The new sanctuary will include 742 seats.

The expanded parking lot which will be located on the west side of the church will include 213 parking spaces. The required parking for a church is based on the number of seats in the main church sanctuary.

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

1. The proposed development will have minimal impact on local services since utilities are available to serve this site.

2. The newest driveway on Dry Gap Pike is located along a section of the property's street frontage that maximizes sight distance and improves access to the site.

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

1. With the recommended conditions, the proposed church expansion meets the standards required in the RP-1 (Planned Residential) zoning district.

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, North City Sector Plan and Wireless Communications Facility Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. Since this site is in an area consisting of larger tracts of land, the use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the church has access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes low density residential uses on this property. The RP-1 zoning which allows consideration of a church through the use on review process is in conformance with the Sector Plan.

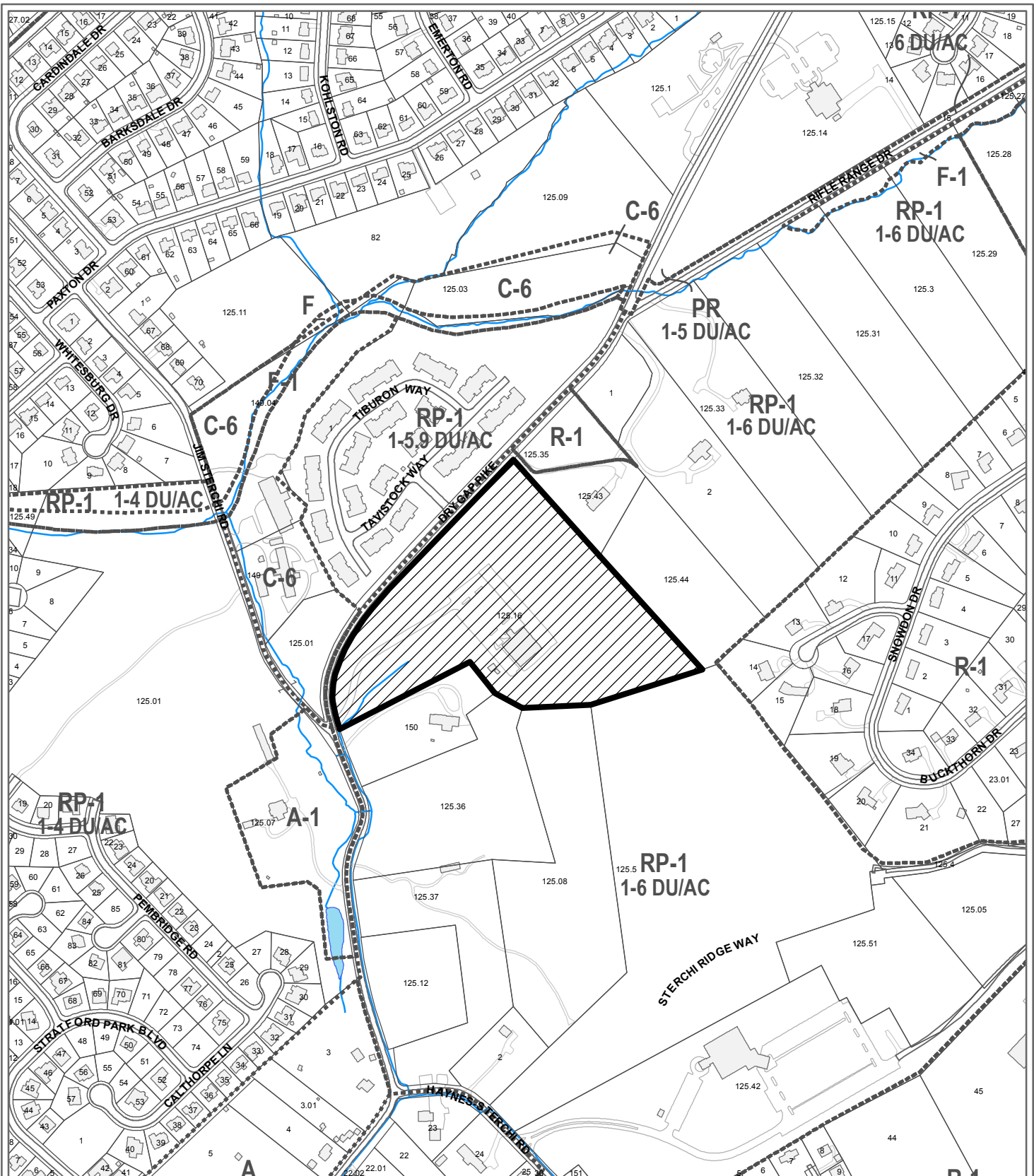
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 386 (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.



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



Church expansion in RP-1 (Planned Residential)

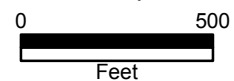
Original Print Date: 9/17/2018
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Mark Randolph

Map No: 57

Jurisdiction: City





9724 Kingston Pike
Suite 305 B
Knoxville, TN 37922
T: 865.357.3750
F: 865.357.3746

NOT FOR CONSTRUCTION

MPC SUBMISSION SET

2016_08

CHURCH AT STERCHI HILLS
904 DRY GAP PIKE
KNOXVILLE, TN 37918

Issue Date: 09-28-2016

Drawn: JMR

Checked: RMR

Revisions:

c1.01

site plan

GENERAL NOTES - SITE PLAN	
1.	CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO PROCEEDING WITH WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
2.	ALL DIMENSIONS ARE FACE OF WALL, SLIDE, FACE OF MASONRY, OR FACE OF EXISTING WALL UNLESS OTHERWISE NOTED. CLEAR SPACES FIRST TO FINISH DIMENSIONS.
3.	ALL DIMENSIONS TO EXISTING WALLS ARE APPROXIMATE DIMENSIONS AND SHOULD BE FIELD VERIFIED.
4.	WORK TO COMPLY WITH ALL GOVERNING AUTHORITIES HAVING JURISDICTION.
5.	ALL WOOD BLOCKING, MILLERS, ETC. MUST BE FIRE RETARDANT TREATED.
6.	THE CURTAIN WALL SUBCONTRACTOR SHALL VISIT THE SITE AND TAKE FIELD MEASUREMENTS BEFORE PRODUCING SHOP DRAWINGS.
7.	ANY DISCREPANCIES IN THE DRAWINGS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT.
8.	THE CONTRACTOR IS TO VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING. BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THEIR BEING CORRECT. ANY DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND INSTRUCTIONS BEFORE PROCEEDING.
9.	THE CONTRACTOR IS TO REPAIR ANY DAMAGE TO EXISTING FINISHES AND CONSTRUCTION THAT IS TO REMAIN.
10.	ALL ASPECTS OF CONSTRUCTION SHALL CONFORM WITH THE 2003 EDITION OF THE IBC AND THE 2003 EDITION OF THE LIFE SAFETY CODE.
11.	MOUNT FIRE EXTINGUISHERS LISTED IN SPECIFICATIONS AT LOCATIONS SHOWN AND/OR DIRECTED BY FIRE DEPARTMENT CODE OFFICIALS.
12.	FURNISH AND INSTALL SOLID BACKING FOR ALL FIXTURES AND EQUIPMENT.
13.	GLAZING IN DOORS AND ADJACENT PANELS MUST BE TEMPERED.
14.	MOUNT HANDICAP ELECTRIC WATER COOLERS SO THAT BASIN IS A MAX. OF 34" A.F.F.
15.	BASE IN TOILET ROOMS MUST BE COVERED. TOILET ROOMS MUST BE APPROPRIATELY IDENTIFIED "MEN" AND "WOMEN" W/ ADA COMPLIANT SIGNAGE.
16.	PROVIDE WATER RESISTANT GYP. BD. AT ALL WET LOCATIONS.
17.	FILL ALL C.M.U. WALLS BELOW GRADE WITH CONCRETE.
18.	PROVIDE SOUND BATT INSULATION IN ALL TOILET ROOM WALLS FROM TOP OF SLAB TO TOP OF WALL.
19.	HANDRAILS MUST BE INSTALLED TO PROVIDE A CLEARANCE OF NOT LESS THAN 1-1/2" BETWEEN THE HANDRAIL AND THE WALL TO WHICH IT IS FASTENED (SEE IRC 1012.6)

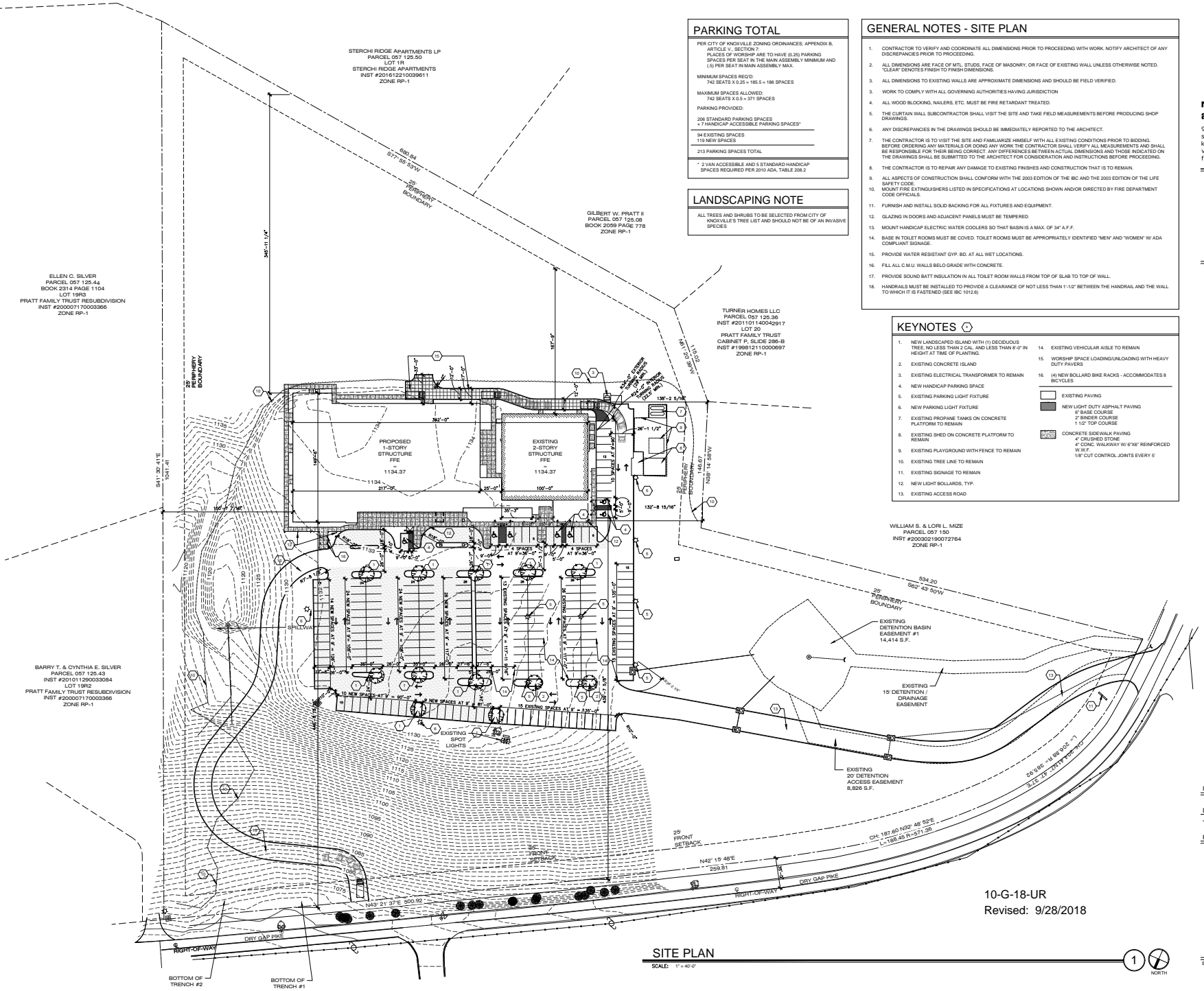
PARKING TOTAL	
PER CITY OF KNOXVILLE ZONING ORDINANCES, APPENDIX B, ARTICLE V, SECTION 7	
PLACES OF WORSHIP ARE TO HAVE (0.25) PARKING SPACES PER SEAT IN THE MAIN ASSEMBLY MINIMUM AND (5) PER SEAT IN MAIN ASSEMBLY MAX.	
MINIMUM SPACES REQUIRED: 742 SEATS X 0.25 = 185.5 = 186 SPACES	
MAXIMUM SPACES ALLOWED: 742 SEATS X 0.5 = 371 SPACES	
PARKING PROVIDED: 206 STANDARD PARKING SPACES + 7 HANDICAP ACCESSIBLE PARKING SPACES*	
94 EXISTING SPACES 119 NEW SPACES	
213 PARKING SPACES TOTAL	
* 2 VAN ACCESSIBLE AND 5 STANDARD HANDICAP SPACES REQUIRED PER 2010 ADA, TABLE 208.2	

LANDSCAPING NOTE	
ALL TREES AND SHRUBS TO BE SELECTED FROM CITY OF KNOXVILLE'S TREE LIST AND SHOULD NOT BE OF AN INVASIVE SPECIES	

KEYNOTES	
1.	NEW LANDSCAPED ISLAND WITH (1) DECIDUOUS TREE, NO LESS THAN 2" D.B.H. AND LESS THAN 9'-0" IN HEIGHT AT TIME OF PLANTING.
2.	EXISTING CONCRETE ISLAND
3.	EXISTING ELECTRICAL TRANSFORMER TO REMAIN
4.	NEW HANDICAP PARKING SPACE
5.	EXISTING PARKING LIGHT FIXTURE
6.	NEW PARKING LIGHT FIXTURE
7.	EXISTING PROPANE TANKS ON CONCRETE PLATFORM TO REMAIN
8.	EXISTING RHED ON CONCRETE PLATFORM TO REMAIN
9.	EXISTING PLAYGROUND WITH FENCE TO REMAIN
10.	EXISTING TREE LINE TO REMAIN
11.	EXISTING SIGNAGE TO REMAIN
12.	NEW LIGHT BOLLARDS, TYP.
13.	EXISTING ACCESS ROAD
14.	EXISTING VEHICULAR AISLE TO REMAIN
15.	WORKSP SPACE LOADING/UNLOADING WITH HEAVY DUTY PAVERS
16.	(4) NEW BOLLARD BIKE RACKS - ACCOMMODATES 8 BICYCLES

EXISTING PAVING	EXISTING PAVING
NEW LIGHT DUTY ASPHALT PAVING	NEW LIGHT DUTY ASPHALT PAVING
1" BASE COURSE	1" BASE COURSE
2" BINDER COURSE	2" BINDER COURSE
1 1/2" TOP COURSE	1 1/2" TOP COURSE
CONCRETE SIDEWALK PAVING	CONCRETE SIDEWALK PAVING
4" CRUSHED STONE	4" CRUSHED STONE
4" CONC. WALKWAY W/ #4" REINFORCED W.W.F.	4" CONC. WALKWAY W/ #4" REINFORCED W.W.F.
1/8" CUT CONTROL JOINTS EVERY 6'	1/8" CUT CONTROL JOINTS EVERY 6'

WILLIAM S. & LORI L. MIZE
PARCEL 007 120
INST #200302190072764
ZONE RP-1



SITE PLAN

SCALE: 1" = 40'-0"

10-G-18-UR
Revised: 9/28/2018



ELLEN C. SILVER
PARCEL 007 125.44
BOOK 231 & PAGE 1104
LOT 19B3
PRATT FAMILY TRUST RESUBDIVISION
INST #200007170003366
ZONE RP-1

GILBERT W. PRATT II
PARCEL 007 128.08
BOOK 208 & PAGE 17B
ZONE RP-1

TURNER HOMES LLC
PARCEL 007 125.26
INST #201101140002917
LOT 20
PRATT FAMILY TRUST
CABINET P. SLIDE 296-B
INST #19991210000697
ZONE RP-1

BARRY T. & CYNTHIA E. SILVER
PARCEL 007 126.43
INST #201011200033084
LOT 19B2
PRATT FAMILY TRUST RESUBDIVISION
INST #200007170003366
ZONE RP-1



**randolph
architecture**
9724 kingston pike
suite 305 B
knoxville, tn 37922
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NOT FOR
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MPC
SUBMISSION
SET

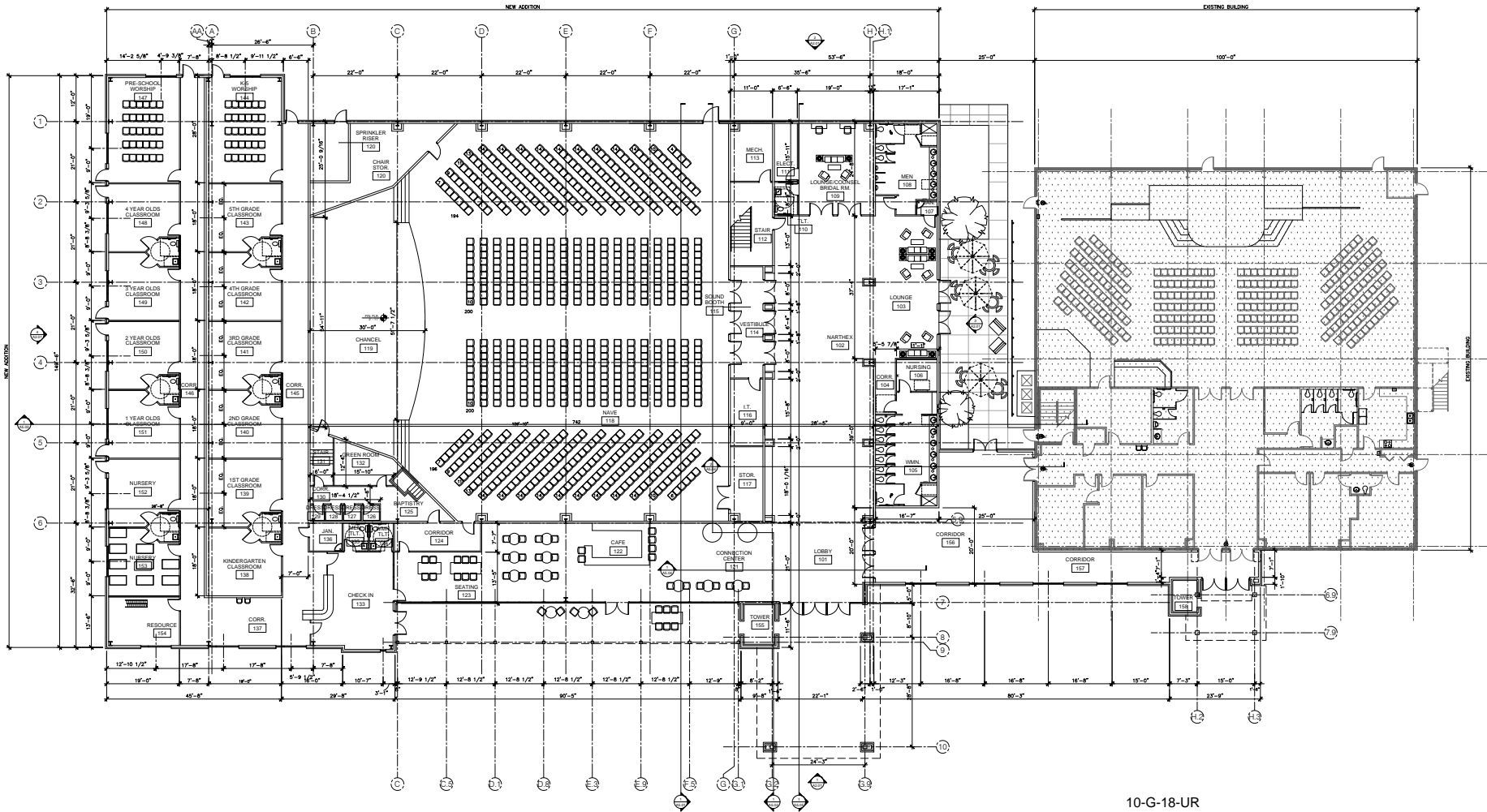
2016_08

CHURCH AT STERCHI HILLS
904 DRY GAP PIKE
KNOXVILLE, TN 37918

Issue Date: 09-26-2016

Drawn: JMR
Checked: RMR

Revisions



FLOOR PLAN - 30,224 SF

SCALE: 3/32"=1'-0"

10-G-18-UR



a1.01

floor plan



randolph
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knoxville, tn 37922
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f: 865.357.3746

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Drawn	Checked
JMR	RMR

Revisions



FRONT ELEVATION AT NORTHEAST SIDE

SCALE: 1/8"=1'-0"

2



FRONT ELEVATION AT NORTHWEST SIDE

SCALE: 1/8"=1'-0"

1

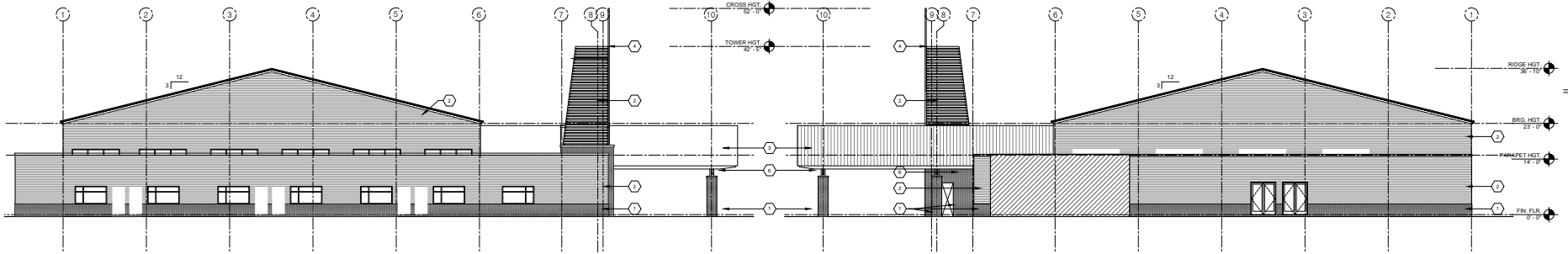
10-G-18-UR

a3.01

3d images



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SIDE ELEVATION

SCALE: 1/8"=1'-0"

4

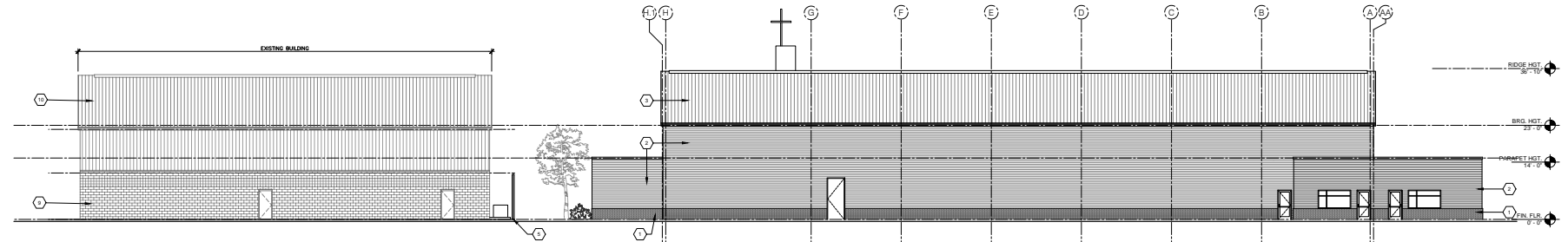
SIDE ELEVATION FROM COURTYARD

SCALE: 1/8"=1'-0"

3

2016_08

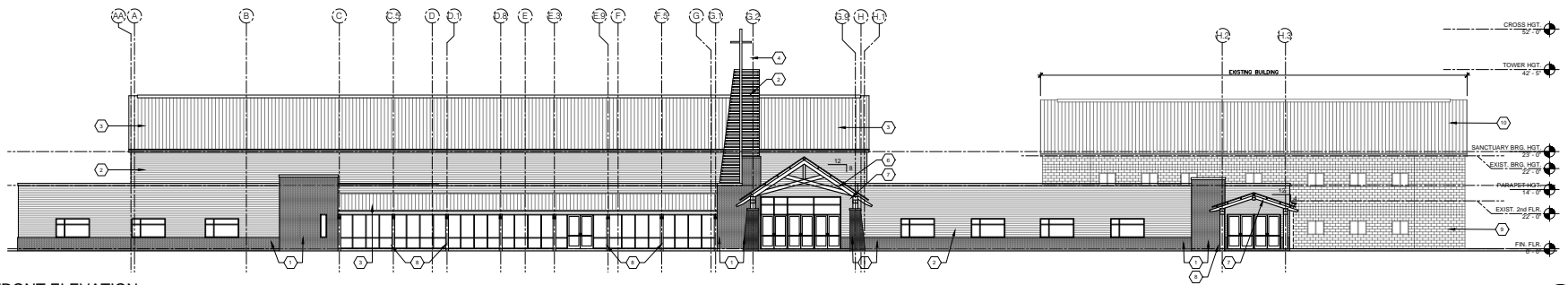
CHURCH AT STERCHI HILLS
904 DRY GAP PIKE
KNOXVILLE, TN 37918



REAR ELEVATION

SCALE: 1/8"=1'-0"

2



FRONT ELEVATION

SCALE: 1/8"=1'-0"

1

Issue Date: 09-26-2016

Drawn: JMR
Checked: RMR

Revisions

10-G-18-UR

a4.01
exterior elevations

Use on Review Development Plan

Name of Applicant: Mark Randolph

Date Filed: 09/20/18 Meeting Date: October 11, 2018

Application Accepted by: Tom Bruehler

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$1200.00 File Number: Use on Review 10-G-18-UR

PROPERTY INFORMATION

Address: 904 Bry Gap Pike

General Location: _____

Tract Size: 15 acres No. of Units: _____

Zoning District: RP-1

Existing Land Use: currently church
(Stuodi Hills church)

Planning Sector: North City

Sector Plan Proposed Land Use Classification:
LDR

Growth Policy Plan Designation: Urban

Census Tract: 49

Traffic Zone: 205

Parcel ID Number(s): 057 12516

Jurisdiction: City Council 5 District

County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: The Church at Stuodi Hills

Company: _____

Address: 904 Bry Gap Pike

City: Knoxville State: Tn. Zip: 37919

Telephone: 865.809.6030

Fax: _____

E-mail: joel@stuodi.church

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Mark Randolph

Company: Randolph Architecture

Address: 4724 Kingston Pike, Suite 305B

City: Knoxville State: Tn. Zip: 37922

Telephone: 865.357.3750

Fax: 865.357.3746

E-mail: mrandolph@randolphar.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Use On Review for
RP-1, Church

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: Mark Randolph

PLEASE PRINT

Name: Mark Randolph

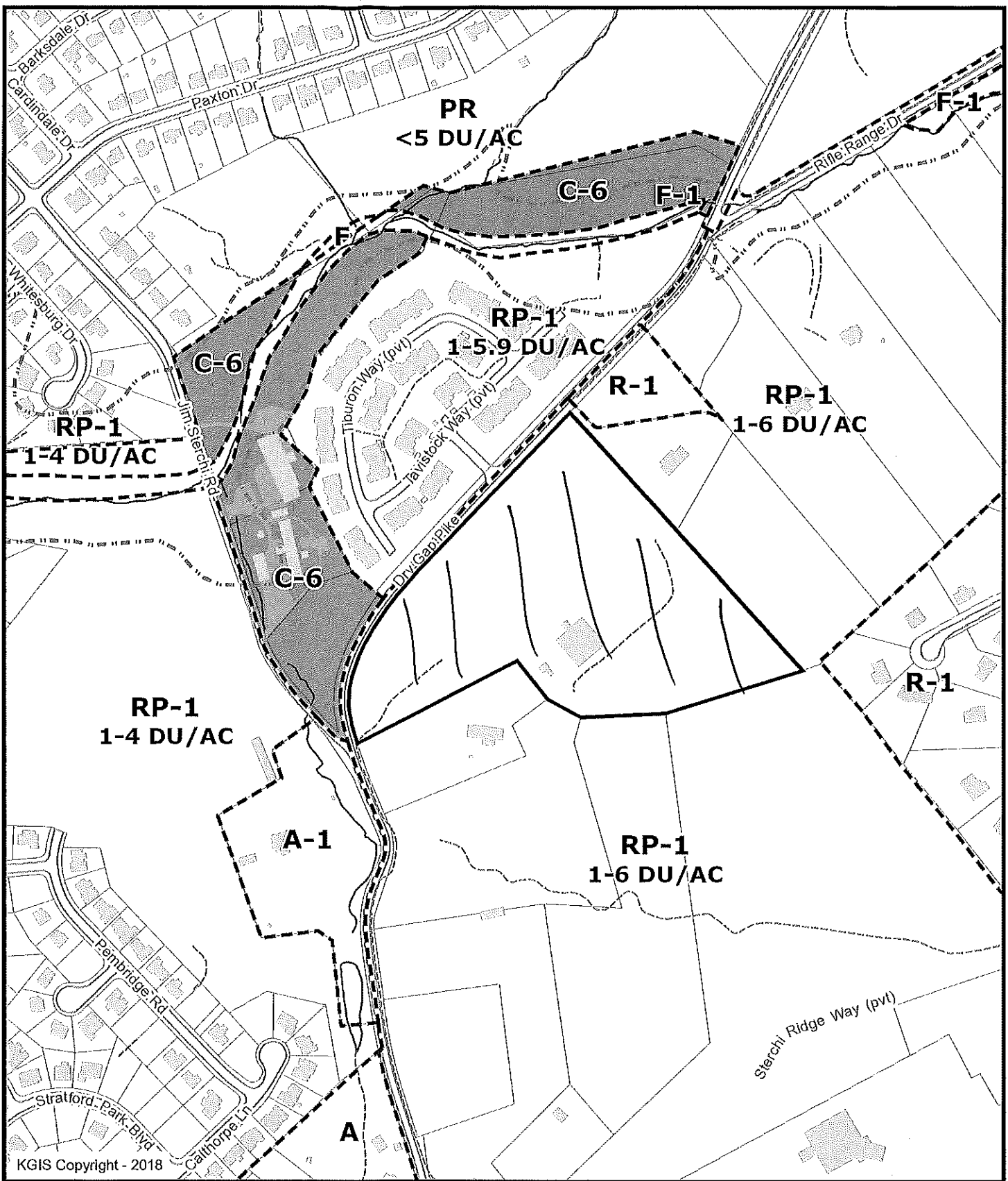
Company: Randolph Architecture

Address: 4724 Kingston Pike, Suite 305B

City: Knoxville State: Tn. Zip: 37922

Telephone: 865.357.3750

E-mail: mrandolph@randolphar.com

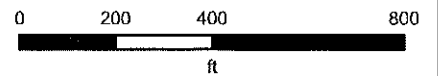


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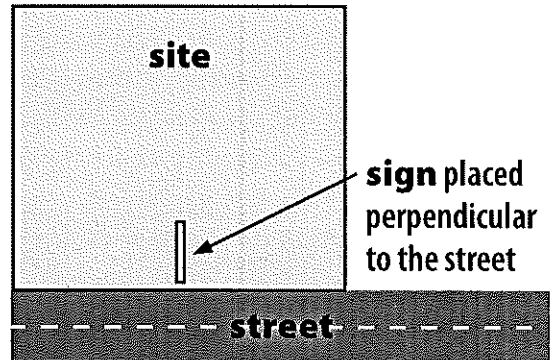
REQUIRED SIGN POSTING AGREEMENT

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.

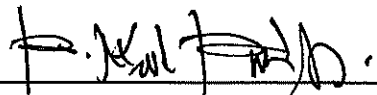


TIMING

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:

September 26, 2018 and October 12, 2018
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: 

Printed Name: Mark Rando/ph

Phone: 865.357.3750 Email: mrando/ph@rando/ph.ar.com

Date: 09/28/18

MPC File Number: 10-G-18-UR