

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 6-H-18-UR **AGENDA ITEM #:** 50
POSTPONEMENT(S): 6/14/2018-8/9/2018 **AGENDA DATE:** 9/13/2018

► **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: Access is via Middlebrook Pike, a major arterial street with four lanes and a center median within 130' of right-of-way.

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 October 11, 2018 MPC meeting as requested by the applicant.

The applicant is requesting postponement to allow additional time to address comments from staff.

COMMENTS:

This proposal is for an expansion of the church and reorganization of the parking lot. The church expansion will be to the rear of the church and will include a new space for a student ministry, main lobby, children's lobby,

and classrooms. The student ministry will include a new student lobby, auditorium, and meeting rooms.

There will be an overall reduction in the number of parking spaces from 1,035 (existing) to 935 (proposed). The parking lot will be expanded on the east side of the property to include an additional 30 parking spaces. Other parking lot modifications are shown in dark grey on plan sheet C1.

The majority of the parking spaces that have been removed are to the rear of the church where the expansion will be located and where the retention pond will be expanded in the southwest corner of the property.

ESTIMATED TRAFFIC IMPACT: 649 (average daily vehicle trips)

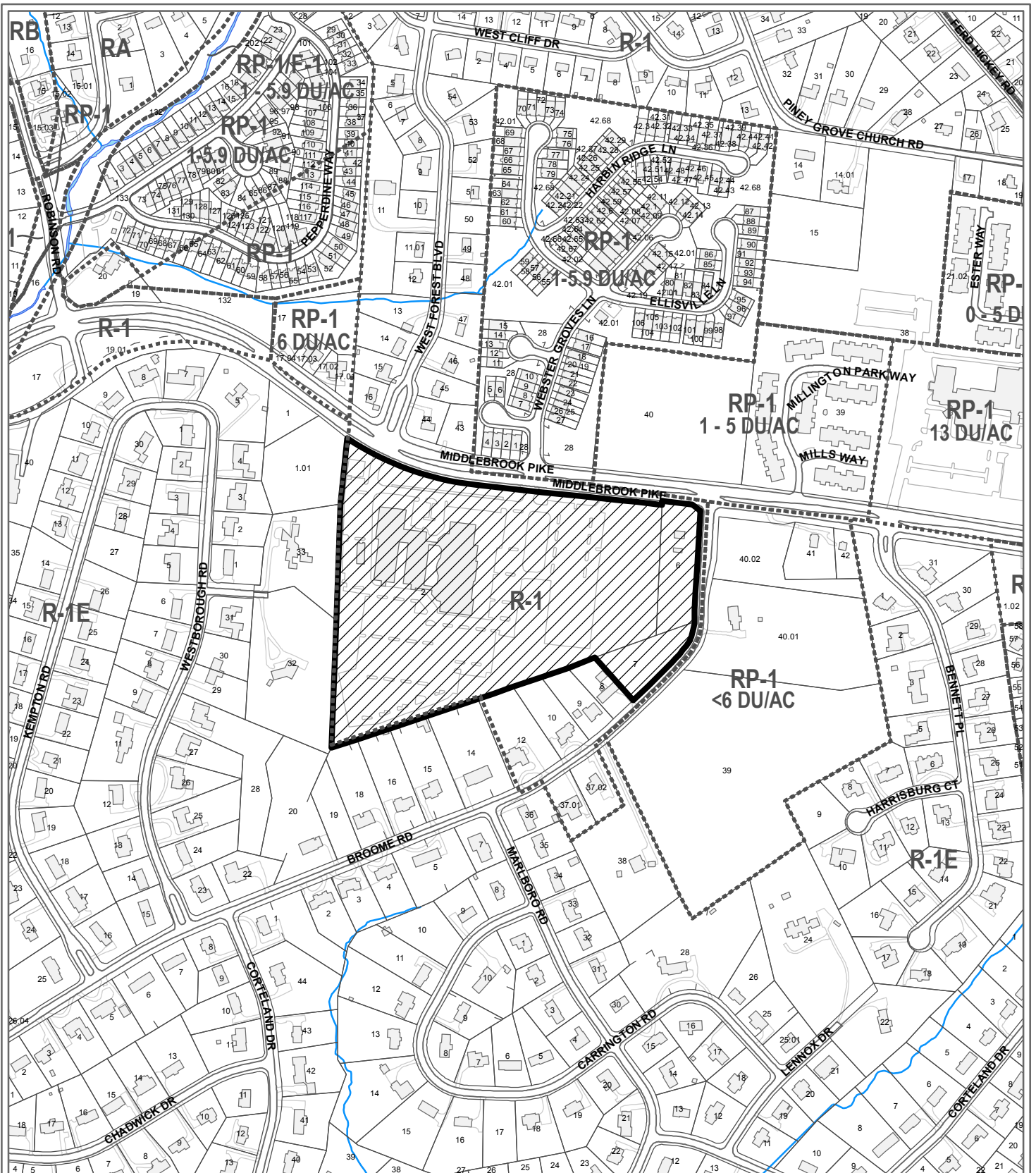
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

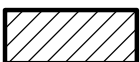
Schools affected by this proposal: , , and .

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

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

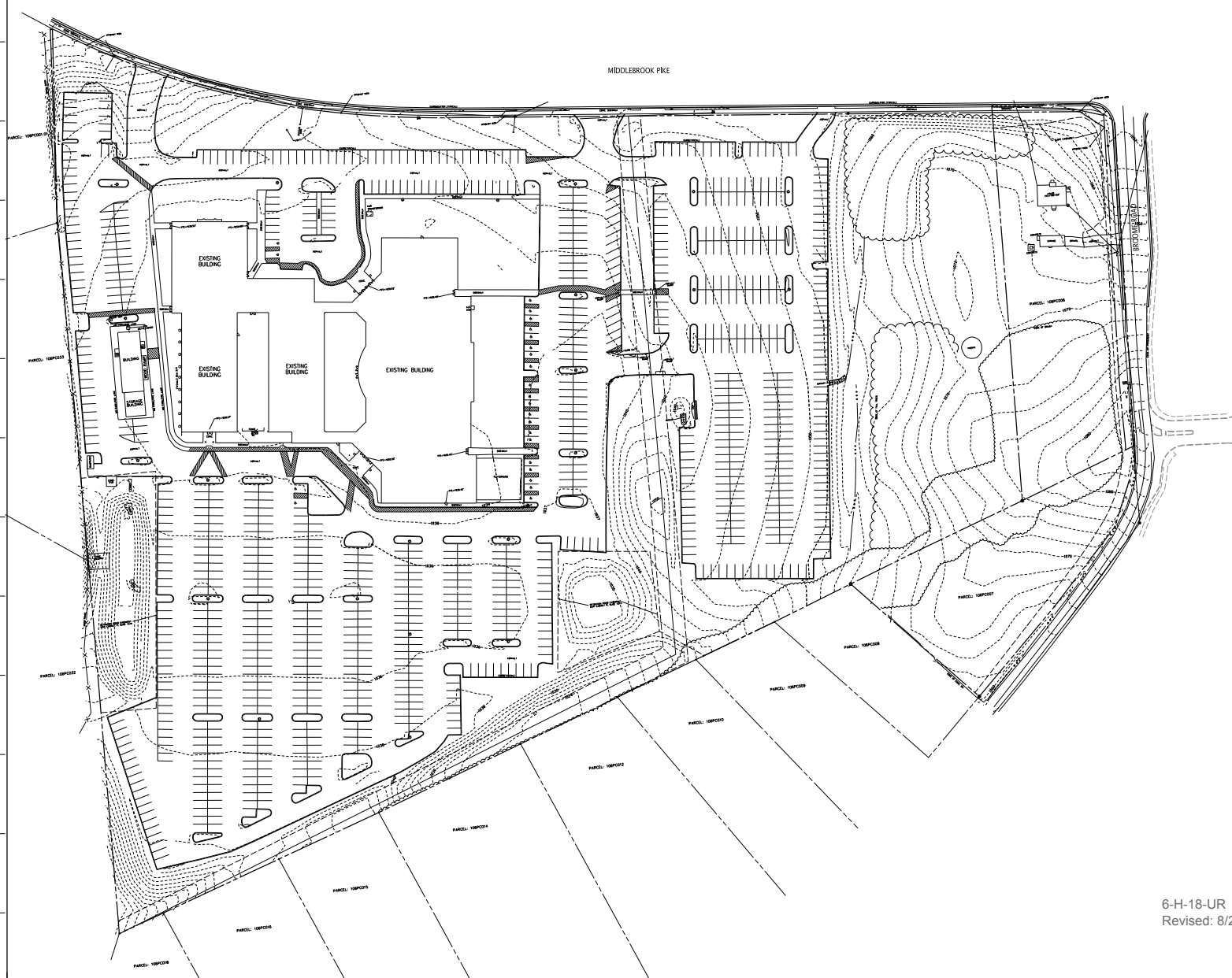
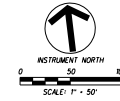
Map No: 106
Jurisdiction: City

0 500
Feet





Architecture & Interiors
Planning • Graphics • Consulting
Four14 Church Ave., Knoxville, TN 37902
865 523-5001 1 865 523-5003
studiofourteen.com



6-H-18-UR
Revised: 8/28/2018

CIVIL ENGINEER:



10330 HARDEN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
www.fulghummatindoe.com
FMA PROJECT: 225.036

04.07.20

SD

Scheme Design

**NOT FOR
CONSTRUCTION**

Project Name:
Fellowship Church Knoxville
8050 Middlebrook Pike
Knoxville, TN 37909

Project Number:	17137.00
Date:	08.28.18
Drawn By:	ADC
Checked By:	AMG
Dana And Howard Eng	

Drawing Guide for:

- ☒ Schematic Design
- ☐ Design Development
- ☐ Construction

No.	Description	Date
-----	-------------	------

[illegible]

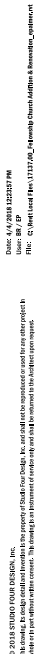
Sheet Title:
EXISTING SITE CONDITIONS

Sheet No: _____

CO

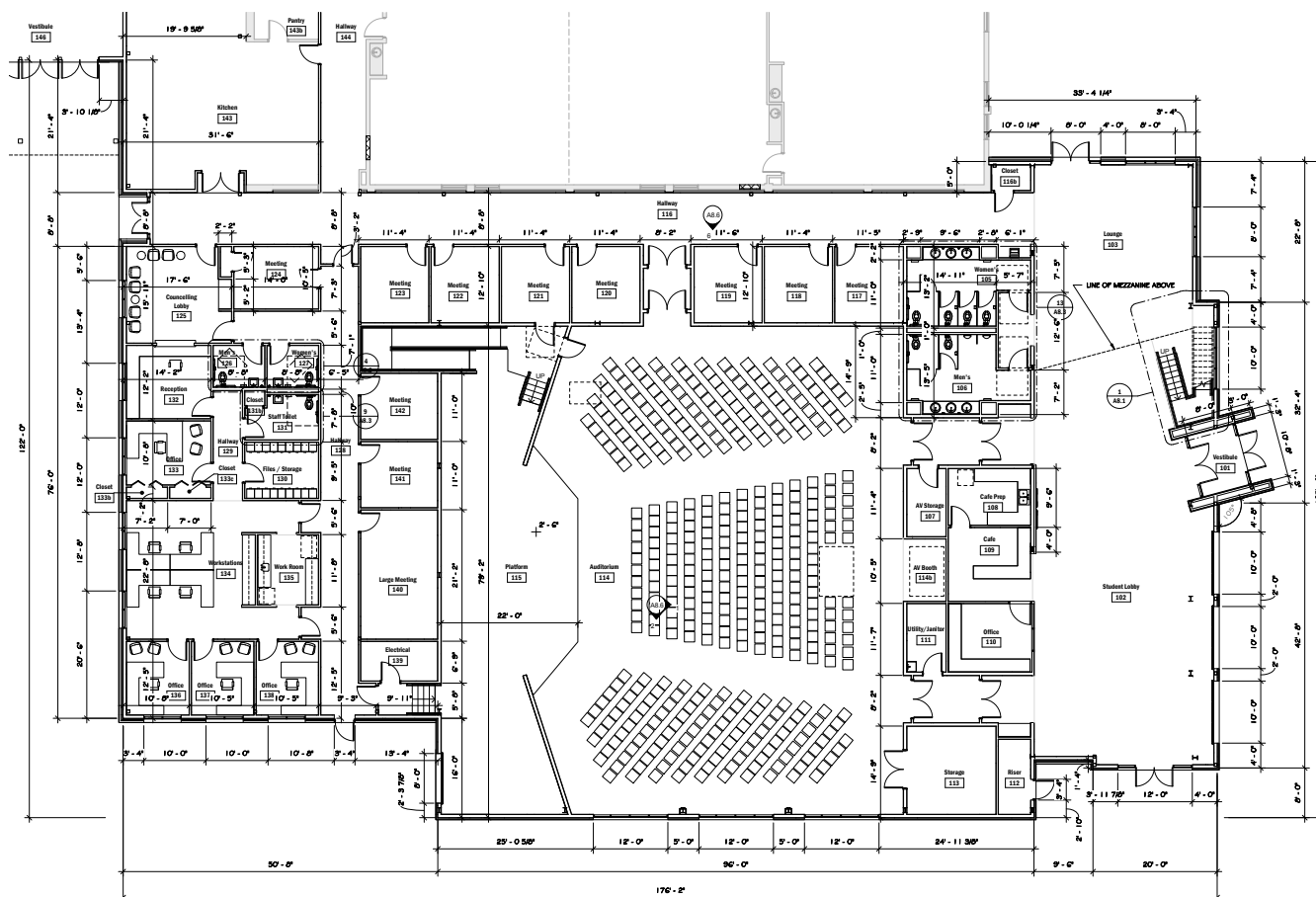
© 2018 STUDIO FOUR DESIGN, INC.
This drawing is the property of Studio Four Design, Inc. and shall not be reproduced or used for any other project without the written consent of Studio Four Design, Inc. This drawing is an instrument of service and shall be returned to the Architect upon request.
Date: 4/4/2018 12:22:57 PM
User: B6 / P
File: C:\BUD Used Files\1713737_04 Towns Church Addition & Renovation_updates.rvt







6-H-18-UR
Revised: 8/30/2018



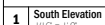
6-H-18-UR
Revised: 8/30/2018

4	Floor Plan A - Student Ministry & Counseling Center
---	---

3	General Notes
----------	----------------------

2	Wall Type Schedule
---	--------------------

	1	Key Plan



09.20.2018

DD

Design Development

**NOT FOR
CONSTRUCTION**

Project Number: 1711
Date: 08.20
Drawn By: BR
Checked By:
Drawing Issued For:
☐ Schematic Design
☒ Design Development
☐ Construction

Revisions:

Sheet Title:
Exterior Elevations

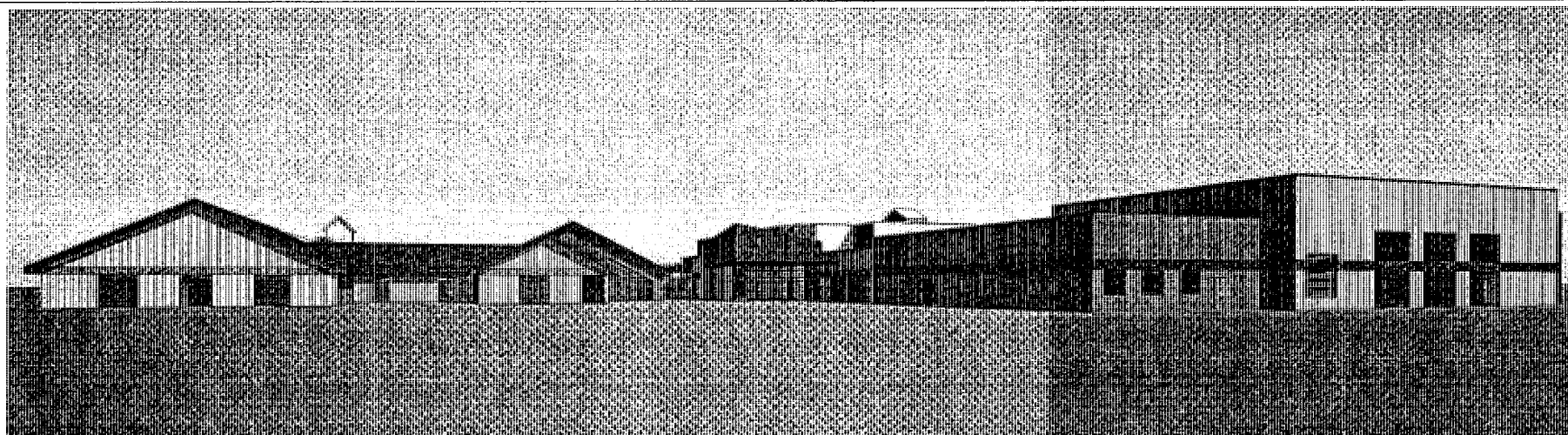
Sheet No: _____

A3.1

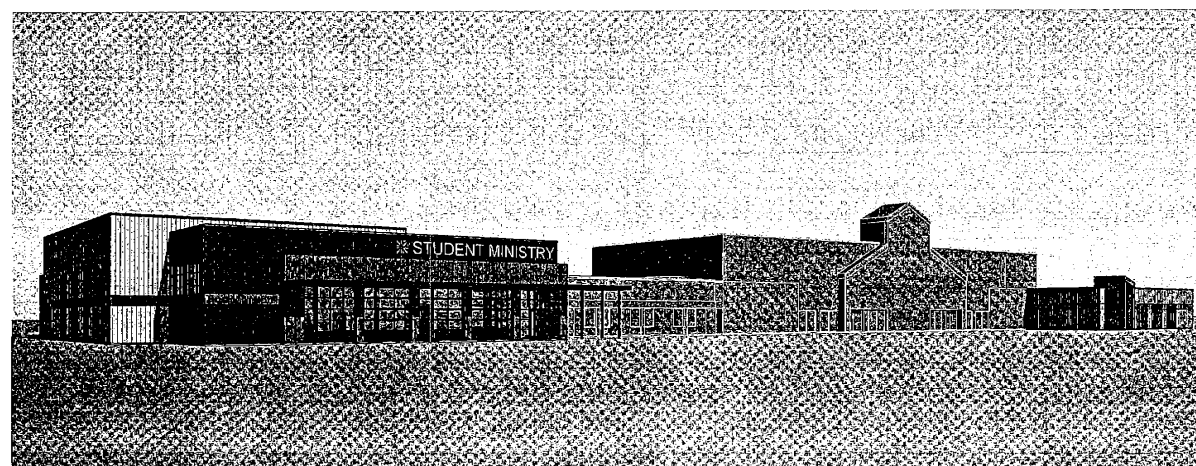


**STUDIO
FOUR
DESIGN**

Architecture & Interiors
Planning • Graphics • Consulting
40414 Clinch Ave. Knoxville, TN 37902
p 885 523-5001 f 885 523-5003
studiofourdesign.com



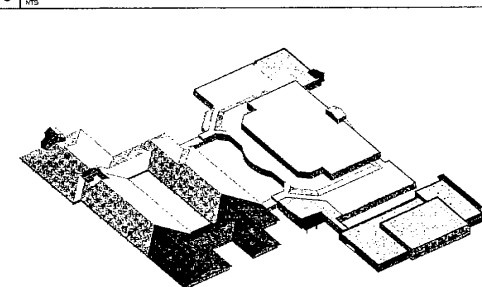
6	3D View - South Elevation
---	---------------------------



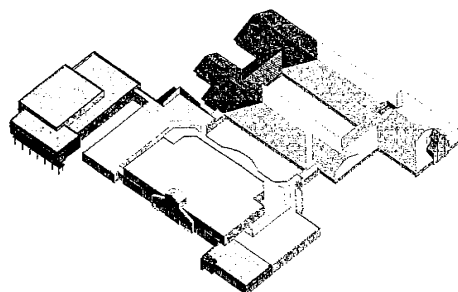
5	3D View - East Elevation
---	--------------------------



2	3D View - Student Ministry Entrance MTS
---	--



4	3D View - Axon K13
---	-----------------------



3	3D View - Axon
----------	-----------------------



1	3D View - Administration Entrance NTS
---	--

6-H-18-UR
4/30/2018



Project Name:
Faith Community Church Knoxville
8030 Middlebrook Pike
Knoxville, TN 37909

Project Number:	17-031
Date:	04-07
Drawn By:	BB
Checked By:	

Checked By: _____
Drawing Issued For:
☒ Schematic Design
☐ Design Development
☐ Construction

Part 1 of 52

[illegible]

Sheet Title:

Iteration:

A5.2

5/29/2018

KnoxMPC Mail Fwd: Fellowship Church



6-H-18-UR-PP-6-14-18

Sherry Michienzi <sherry.michienzi@knoxmpc.org>



Fwd: Fellowship Church

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Fri, May 25, 2018 at 8:00 AM

To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

----- Forwarded message -----

From: **Aarron Gray** <gray@fulghummacindoe.com>

Date: Fri, May 25, 2018 at 6:38 AM

Subject: Fellowship Church

To: Mike Reynolds <mike.reynolds@knoxmpc.org>

60 days

Mike...on behalf of the Church, we would like to request that the UOR application for their proposed project (6-H-18-UR) be postponed until the August meeting. If you have any questions or need any additional information, please let us know. Thanks.

Aarron M. Gray, P.E.

Fulghum, MacIndoe, & Associates, Inc.

10330 Hardin Valley Road, Suite 201

Knoxville, TN 37932

Direct: 865.251.5071

Main: 865.690.6419

Cell: 865.386.3172

Email: gray@fulghummacindoe.com

www.FulghumMacIndoe.com

7/19/2018

6-H-18-UR-PP-8-9-18

Knox MPC Mail - Fwd: Fellowship Church



Sherry Michienzi <sherry.michienzi@knoxmpc.org>



Fwd: Fellowship Church

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Thu, Jul 19, 2018 at 2:13 PM

To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan
<bettyjo.mahan@knoxmpc.org>

Postponement request for 6-H-18-UR until the September 13th MPC meeting.

Michael Reynolds, AICP
Senior Planner

Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

p 865-215-3827
f 865-215-2068

mike.reynolds@knoxmpc.org
www.knoxmpc.org

----- Forwarded message -----

From: **Aarron Gray** <gray@fulghummacindoe.com>
Date: Thu, Jul 19, 2018 at 12:28 PM
Subject: RE: Fellowship Church
To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Mike...we will postpone until the September meeting. We will send you our updated information as soon as possible in August so that you can have time to review. Thanks again for your help.

Aarron M. Gray, P.E.

Fulghum, MacIndoe, & Associates, Inc.

10330 Hardin Valley Road, Suite 201

Knoxville, TN 37932

9/6/2018

6-H-18-UR-PP-9-13-18



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Fwd: Fellowship Church: 6-H-18-UR

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org> Thu, Sep 6, 2018 at 12:58 PM
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan
<bettyjo.mahan@knoxmpc.org>, Jo Ella Washburn <joella.washburn@knoxmpc.org>, Dori
Caron <dori.caron@knoxmpc.org>

Postponement request for 6-H-18-UR until the October 11, 2018 MPC meeting.

----- Forwarded message -----

From: **Aarron Gray** <gray@fulghummacindoe.com>
Date: Thu, Sep 6, 2018 at 12:56 PM
Subject: RE: Fellowship Church: 6-H-18-UR
To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Mike...on behalf of the Fellowship Church, we would like to request postponement to the October meeting.
Please let us know if you need anything else. Thanks.

Aarron M. Gray, P.E.

Fulghum, MacIndoe, & Associates, Inc.

10330 Hardin Valley Road, Suite 201

Knoxville, TN 37932

Direct: 865.251.5071

Main: 865.690.6419

Cell: 865.386.3172

Email: gray@fulghummacindoe.com

www.FulghumMacIndoe.com

☒ **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: 1200.00File 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:

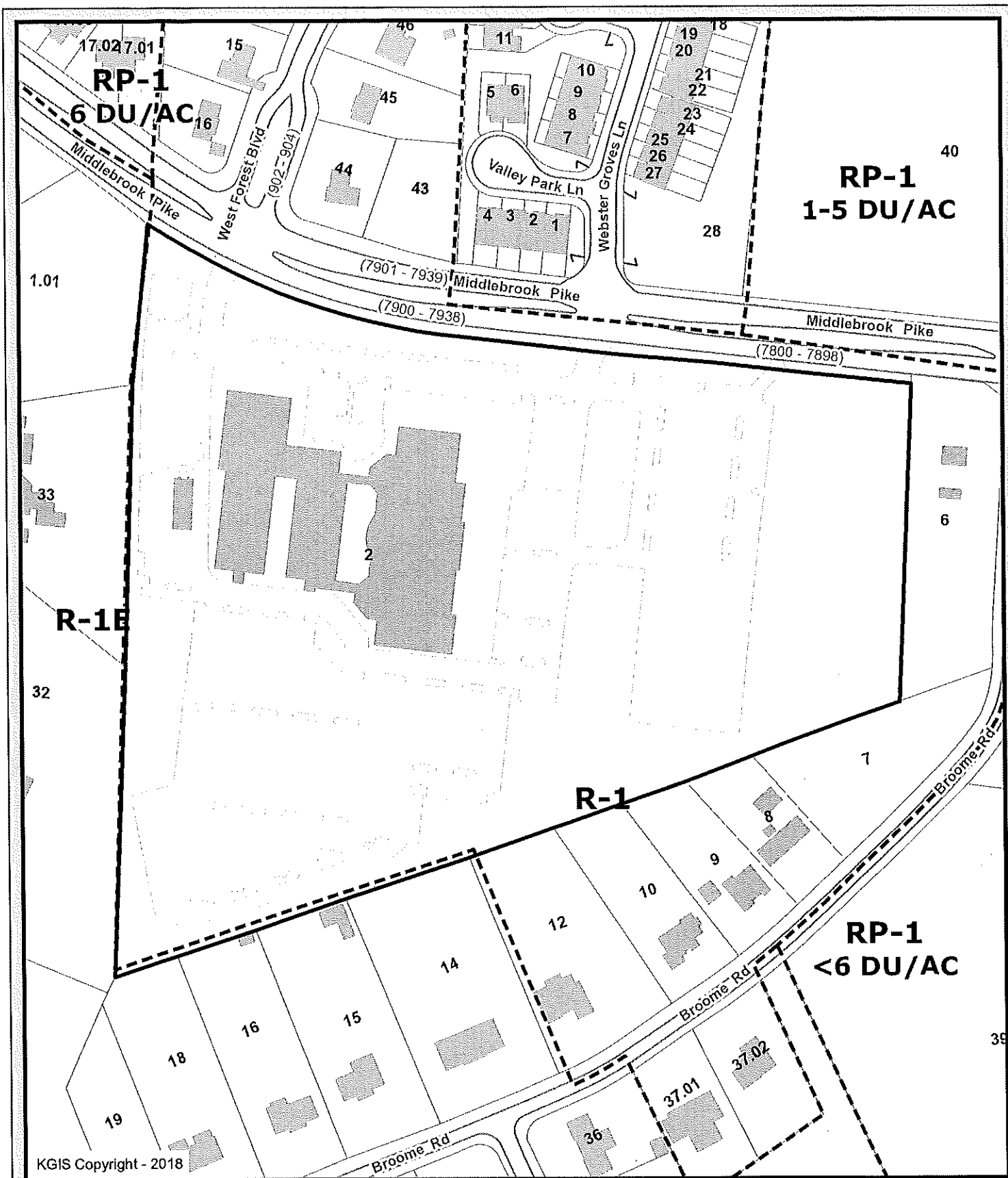
PLEASE PRINT

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

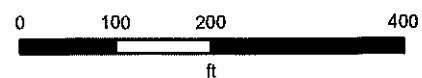
[illegible]



Letter Portrait

Printed: 5/2/2018 at 8:50:07 AM

Knoxville - Knox County - KUB Geographic Information System



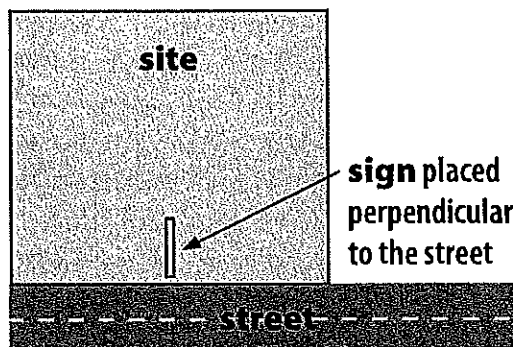
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. MPC staff will provide a sign to post on the property at the time of application.

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 must be posted no later than **two weeks prior** to the scheduled MPC or BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC or BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. 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.

I hereby agree to post the sign provided on the subject property on or before

5/30/18

consistent with the guidelines provided above; and to **remove the sign within one week after** the MPC or BZA decision.

Signature: Katie Moran

Printed Name: Fellowship Church

Date: 4/30/18

MPC or BZA File Number: 6-11-18-UR