



USE ON REVIEW REPORT

▶ **FILE #:** 4-H-19-UR

AGENDA ITEM #: 49

AGENDA DATE: 4/11/2019

▶ **APPLICANT:** CALVARY CHAPEL OF KNOXVILLE
OWNER(S): Mark Kirk / Calvary Chapel of Knoxville

TAX ID NUMBER: 147 030

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 3330 W Governor John Sevier Hwy

▶ **LOCATION:** **South of West Governor John Sevier Highway, east of Alcoa Highway**

▶ **APPX. SIZE OF TRACT:** **42.07 acres**

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via W. Governor John Sevier Hwy., a major arterial street with a three lane street section with a 36' pavement width within a required right-of-way of 112'.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** **Church**

▶ **PROPOSED USE:** **Parking lot, playground, assembly areas (prayer garden & multi-use green space)**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: W. Governor John Sevier Hwy. and vacant land - OS-1 (Open Space Preservation) and RP-1 (Planned Residential)

South: Residences - E (Estates), A (Agricultural) and RAE (Exclusive Residential)

East: Residences and vacant land - A (Agricultural)

West: Alcoa Hwy. and vacant land - OS-1 (Open Space Preservation) and E (Estates)

NEIGHBORHOOD CONTEXT: The site is located in the southeast corner of the Alcoa Hwy. and W. Governor John Sevier Hwy. interchange in an area that is predominantly rural and low density residential development.

STAFF RECOMMENDATION:

▶ **APPROVE the proposed site improvements for Calvary Chapel of Knoxville as identified on the development plan, subject to the following 4 conditions:**

1. Meeting all applicable requirements of the "Off-street parking, access, driveway, and landscaping

requirements" of the City of Knoxville Zoning Ordinance (Article 5, Section 7), including but not limited to the parking lot design standards and interior landscaping standards for the modified and new portions of the parking lot.

2. Installation of all required landscaping within 6 months of completion of work.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all the requirements for approval in the RP-1 zone, as well as other criteria for use on review approval.

COMMENTS:

A use-on-review approval was granted for this church by the Planning Commission on January 8, 2004. The church which was built in 2013 is located on a 43.12 acre tract that has access off of W. Governor John Sevier Hwy. The church has a 575 seat sanctuary. There are currently 178 parking spaces for the church which is within the parking range of 144 to 288 spaces.

The applicant is proposing additional parking on site with a parking lot expansion on the southeast side of the church and remote parking adjacent to the proposed assembly areas (prayer garden & multi-use green space). The net increase in parking is 89 spaces for a total of 267 spaces which is with the maximum limits. Additional site improvements include a children's play area just south of the main parking lot, and a prayer garden/gazebo area and a multiuse greenspace located along the main access driveway.

A secondary gated access driveway that was proposed out to Topside Road on a previous request back in 2017, IS NOT proposed with this application.

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

1. The proposed development will have minimal impact on local services since utilities are available.
2. The proposed site improvements will not direct additional traffic through nearby residential neighborhoods since the church only has vehicular access to W. Governor John Sevier Highway.

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

1. The proposed church site improvements, with the recommended conditions, are 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 One Year 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, as the church only has vehicular access to W. Governor John Sevier Highway.
2. The proposal meets all relevant requirements of the RP-1 zoning district, as well as other criteria for approval of a use-on-review.

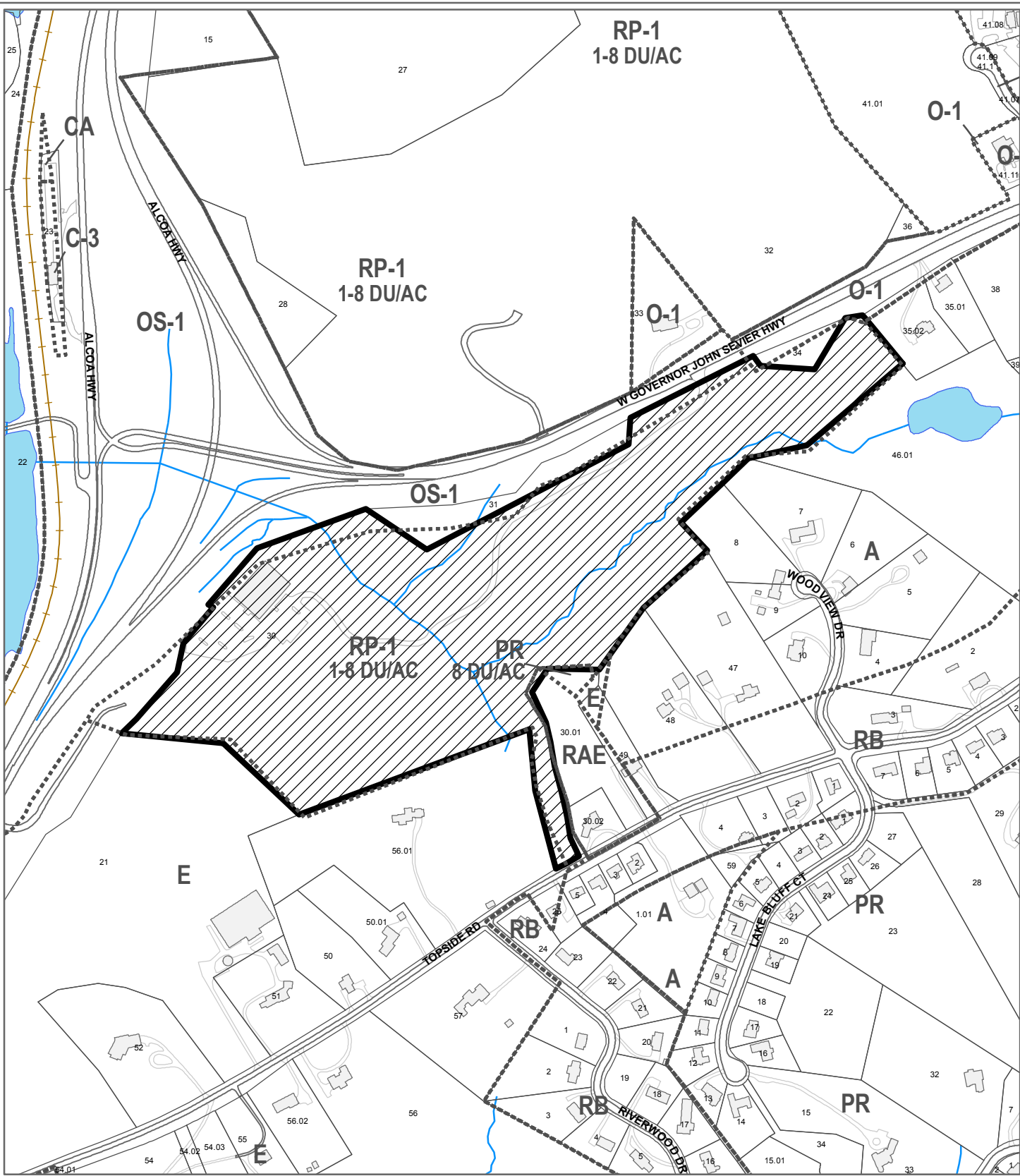
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan and the South County Sector Plan propose medium density residential and office use for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the City.



**4-H-19-UR
USE ON REVIEW**

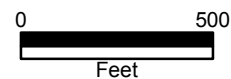


Parking lot, playground, assembly areas (prayer garden & multi-use green space) in RP-1 (Planned Residential)

Petitioner: Calvary Chapel of Knoxville

Map No: 147

Jurisdiction: City



Original Print Date: 3/18/2019

Revised:

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

Use on Review **Development Plan**

Name of Applicant: CALVARY CHAPEL OF KNOXVILLE

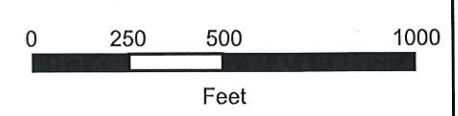
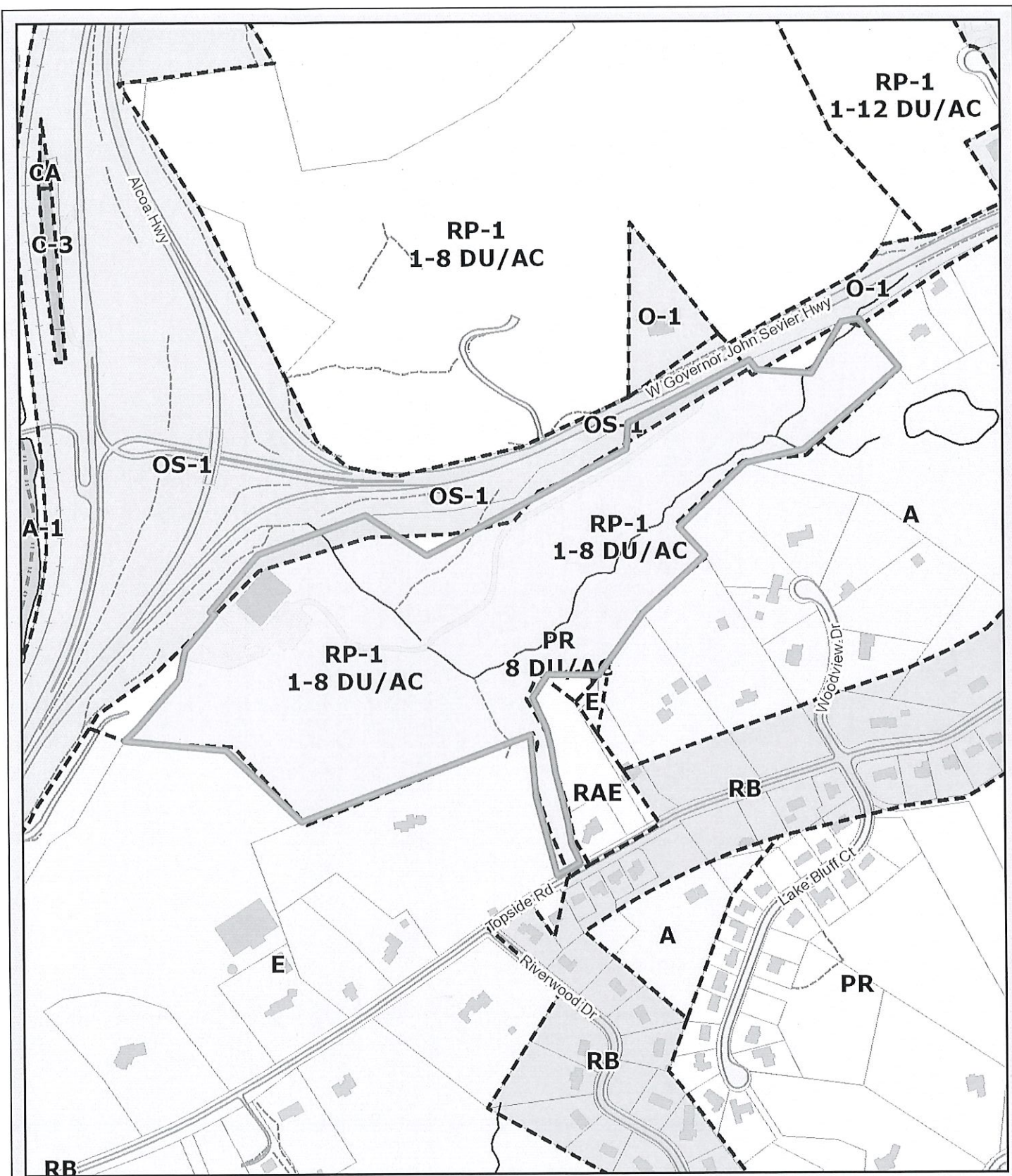
Date Filed: 2/25/19 Meeting Date: 4/11/19

Application Accepted by: Mike Reynolds

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$1200⁰⁰ File Number: Use on Review 4-H-19-OR

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| <p align="center">PROPERTY INFORMATION</p> <p>Address: <u>3330 W GOVERNOR JOHN SEVIER HWY</u></p> <p>General Location: <u>SOUTH OF W GOVERNOR JOHN SEVIER HWY, EAST OF ALCOA HWY</u></p> <p>Tract Size: <u>42.07</u> No. of Units: _____</p> <p>Zoning District: <u>RP-1</u></p> <p>Existing Land Use: <u>P-QP</u></p> <p>Planning Sector: <u>SOUTH COUNTY</u></p> <p>Sector Plan Proposed Land Use Classification: <u>MDR/O</u></p> <p>Growth Policy Plan Designation: <u>URBAN GROWTH</u></p> <p>Census Tract: <u>56.04</u></p> <p>Traffic Zone: <u>163</u></p> <p>Parcel ID Number(s): <u>147 Parcel 3D</u></p> <p>Jurisdiction: <input checked="" type="checkbox"/> City Council <u>1</u> District <input checked="" type="checkbox"/> County Commission <u>9</u> District</p> | <p align="center">PROPERTY OWNER/OPTION HOLDER</p> <p>PLEASE PRINT Name: <u>MARK KIRK</u></p> <p>Company: <u>CALVARY CHAPEL OF KNOXVILLE</u></p> <p>Address: <u>3330 W GOVERNOR JOHN SEVIER</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37920</u></p> <p>Telephone: <u>(865) 680-9791</u></p> <p>Fax: _____</p> <p>E-mail: <u>markkirk@calvaryknoxville.org</u></p> |
| <p align="center">APPROVAL REQUESTED</p> <p><input type="checkbox"/> Development Plan: <u>Residential</u> <u>Non-Residential</u></p> <p><input type="checkbox"/> Home Occupation (Specify Occupation)</p> <p>_____</p> <p><input checked="" type="checkbox"/> Other (Be Specific)</p> <p><u>Parking, Play ground, assembly areas (Prayer garden & multiuse green space)</u></p> | <p align="center">APPLICATION CORRESPONDENCE</p> <p>All correspondence relating to this application should be sent to:</p> <p>PLEASE PRINT Name: <u>DAVID HARBIN</u></p> <p>Company: <u>BATSON, HIMES, NORVELL & POE</u></p> <p>Address: <u>4334 PAPERMILL DRIVE</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37909</u></p> <p>Telephone: <u>(865) 588-6472</u></p> <p>Fax: <u>(865) 588-6473</u></p> <p>E-mail: <u>harbin@bhn-p.com</u></p> |
| <p align="center">APPLICATION AUTHORIZATION</p> <p>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.</p> <p>Signature: <u>[Signature]</u></p> <p>PLEASE PRINT Name: <u>DAVID HARBIN</u></p> <p>Company: <u>BATSON, HIMES, NORVELL, & POE</u></p> <p>Address: <u>4334 PAPERMILL DRIVE</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37909</u></p> <p>Telephone: <u>(865) 588-6472</u></p> <p>E-mail: <u>harbin@bhn-p.com</u></p> | |



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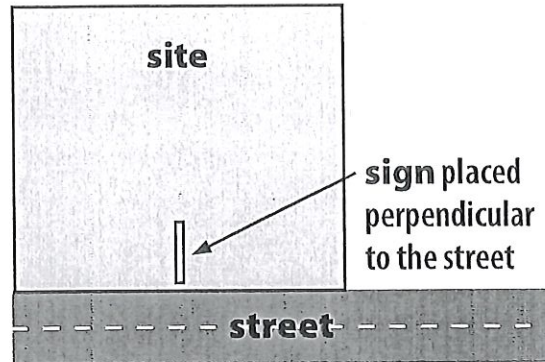
REQUIRED SIGN POSTING AGREEMENT

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:

March 27th and April 12th
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Kathy Patton

Printed Name: BHNP

Phone: 865-588-6472 Email: _____

Date: 2/25/19

MPC File Number: 4-H-19-WR