



USE ON REVIEW REPORT

▶ **FILE #:** 5-F-19-UR

AGENDA ITEM #: 35

AGENDA DATE: 5/9/2019

▶ **APPLICANT:** CHRISTOPHER KING

OWNER(S): Eric Roberts

TAX ID NUMBER: 59 M E 005

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4602 Millertown Pike

▶ **LOCATION:** South side of Millertown Pike at terminus of Delmar Road

▶ **APPX. SIZE OF TRACT:** 2.15 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Millertown Pike, a minor arterial street with 19' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Church with 264 seat sanctuary

HISTORY OF ZONING: Property was rezoned O-1 in 2011 (11-A-12-RZ).

SURROUNDING LAND USE AND ZONING: North: Millertown Pike, Detached houses, Vacant land / R-1 (Low Density Residential) & C-1 (Neighborhood Commercial)

South: Detached houses / R-1 (Low Density Residential)

East: Detached houses, Office / R-1 (Low Density Residential) & O-1 (Office, Medical, and Related Services)

West: Vacant land / O-1 (Office, Medical, and Related Services)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential, office and commercial uses under R-1, O-1, C-1 and C-6 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a 264 seat church, subject to 11 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.
4. Meeting the requirements of Article 5, Section 5.J. (Parking Lot Landscaping) of the City of Knoxville Zoning Ordinance, including but not limited to the required landscaping between the parking lot and residential zones

(subsection 2.C.1).

5. Installing sidewalks in accordance with all applicable requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering.
6. Installing bicycle parking in accordance with Article 5, Section 5.I. (Bicycle Parking Provisions) of the City of Knoxville Zoning Ordinance.
7. Submitting a sight distance certification letter from the applicants engineer for review and approval by the City of Knoxville Department of Engineering.
8. Obtaining all necessary sight distance easements for the driveway locations or moving the driveways in conformance with the City of Knoxville Zoning Ordinance and as approved by the City of Knoxville Department of Engineering during site development permit review.
9. Installing all signs in accordance with Article 8 (Signs, billboards, and other advertising structures) of the City of Knoxville Zoning Ordinance.
10. Installing all required landscaping, as shown on the development plan, within six months of issuance of the occupancy permit.
11. Installation of full cut off light fixtures in the parking lot with the lights pointed away or shielded to prevent light from shining directly onto adjacent residential properties.

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

COMMENTS:

The proposal is for a 264 seat, one story church with a floor area of approximately 6,000 square feet. There will be two driveway accesses to Millertown Pike. The proposed landscaping appears to meet the applicable standards, however, more detail will be required during permit review. Staff is recommending that the parking lot lighting use full cut off light fixtures with the lights pointed away or shielded to prevent light from shining directly onto adjacent residential properties. This, along with the required landscape screening, should minimize the impact on adjacent residential uses on a day to day basis.

The proposed driveway location on the east side of the frontage appears to require a sight distance easement from the adjacent property owner. The eastern driveway, or both driveways, may be able to be moved further to the west with approval from the Knoxville Department of Engineering during permitting.

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

1. The proposal will have no impact on schools.
2. All utilities are in place to serve this site.
3. The church will access a minor arterial street so there should be minimal impact on the road system.

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

1. The proposed church 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 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 since it accesses a minor arterial street.
2. The proposal meets all relevant requirements of the O-1 zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

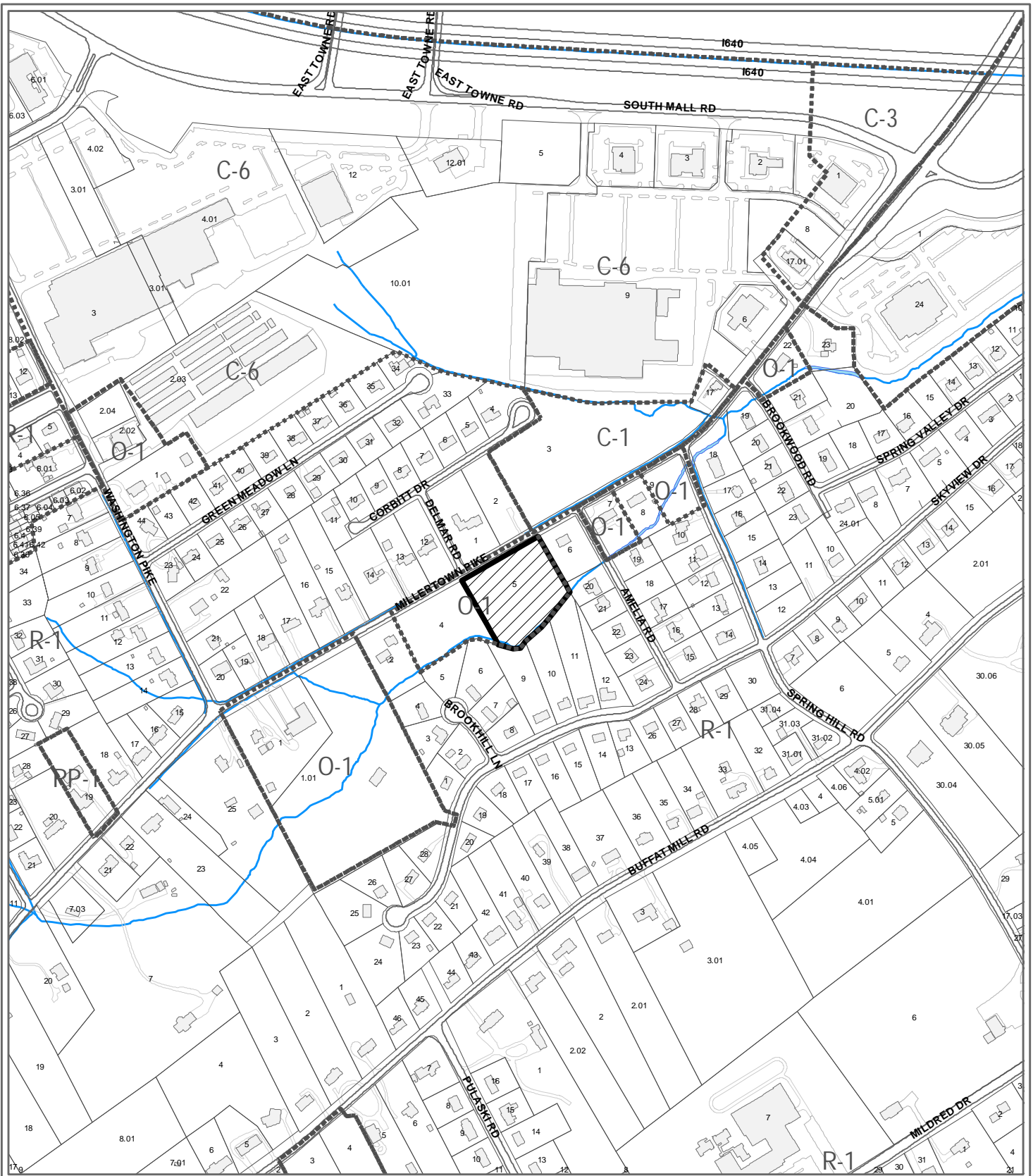
1. The use is in conformity with the One Year Plan and the East City Sector Plan, which propose O (Office) uses for the site. Churches are a use permitted on review in the O-1 zone.

ESTIMATED TRAFFIC IMPACT: 166 (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.

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.



**5-F-19-UR
USE ON REVIEW**

Petitioner: King, Christopher



Church with 264 seats in the sanctuary in O-1 (Office, Medical, and Related Services)

Map No: 59
Jurisdiction: City

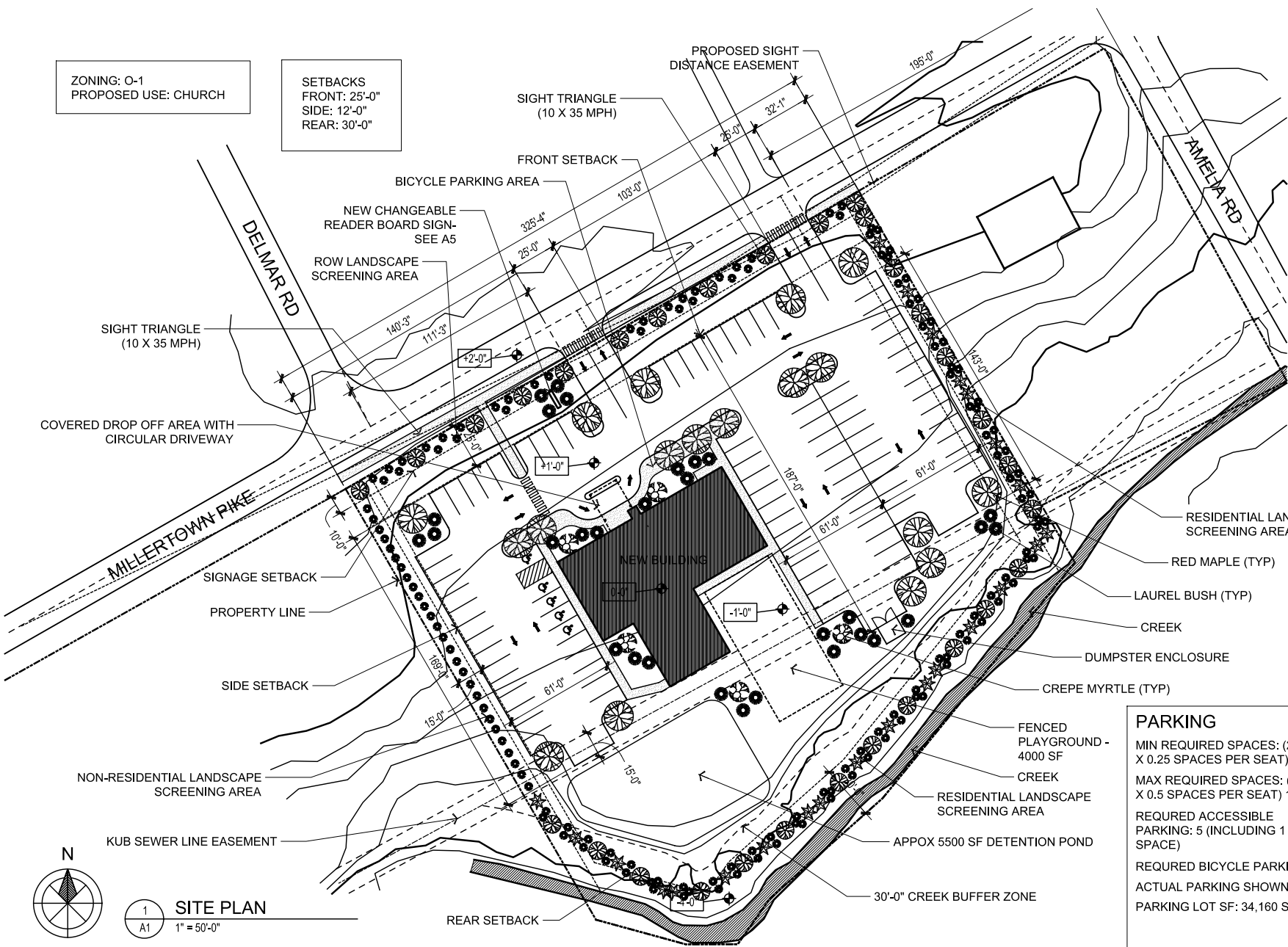
0 500
Feet



Original Print Date: 4/17/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

ZONING: O-1
PROPOSED USE: CHURCH

SETBACKS
FRONT: 25'-0"
SIDE: 12'-0"
REAR: 30'-0"



A New Facility for
Kingdom Faith Church
4602 Millertown Pike Knoxville, TN

5-F-19-UR
Revised: 4/25/2019

Project Number:	19003
Issue Date:	04.24.19
Drawn By:	CK
Approved By:	GRS
Project Manager:	CK
Principal:	GRS

This drawing is the property of SMEE + BUSBY ARCHITECTS, INC. and is to be used only for the project and the location. All other information are copyright © SMEE + BUSBY ARCHITECTS, INC.

Site Plan

PARKING

MIN REQUIRED SPACES: (264 SEATS X 0.25 SPACES PER SEAT) 66

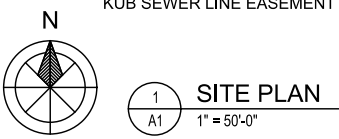
MAX REQUIRED SPACES: (264 SEATS X 0.5 SPACES PER SEAT) 132

REQUIRED ACCESSIBLE PARKING: 5 (INCLUDING 1 VAN SPACE)

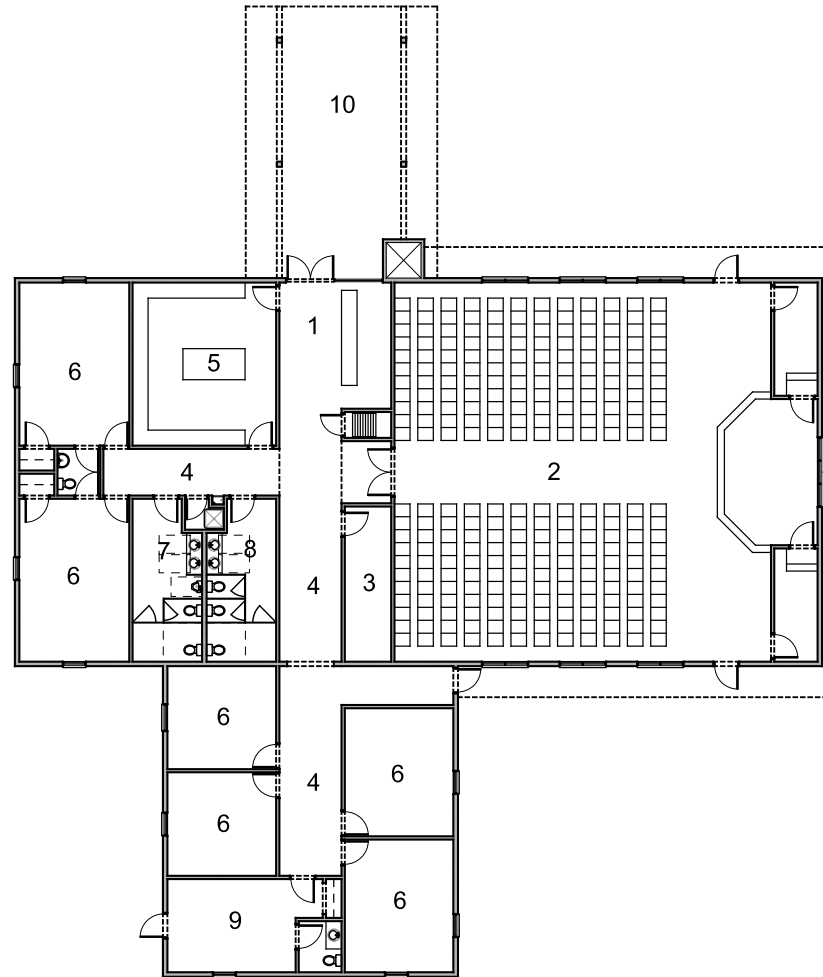
REQUIRED BICYCLE PARKING: 8

ACTUAL PARKING SHOWN: 92

PARKING LOT SF: 34,160 SF



- 1. ENTRY
- 2. SANCTUARY
- 3. MECHANICAL
- 4. HALLWAY
- 5. KITCHEN
- 6. CLASSROOM
- 7. MEN'S RESTROOM
- 8. WOMEN'S RESTROOM
- 9. PASTOR'S OFFICE
- 10. COVERED DROP OFF AREA



1 FLOOR PLAN
 A2 1/16" = 1'-0"

5-F-19-UR
 3/25/2019

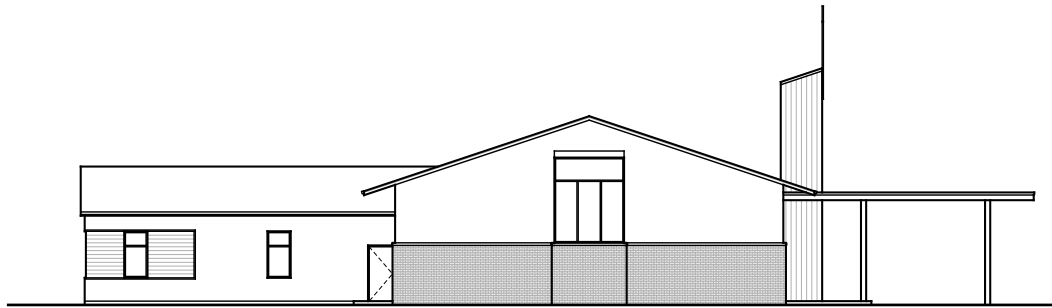
A New Facility for
Kingdom Faith Church
 4602 Millertown Pike Knoxville, TN

Project Number: 19003
 Issue Date: 03.25.19
 Drawn By: CK
 Approved By: GRS
 Project Manager: CK
 Principal: GRS

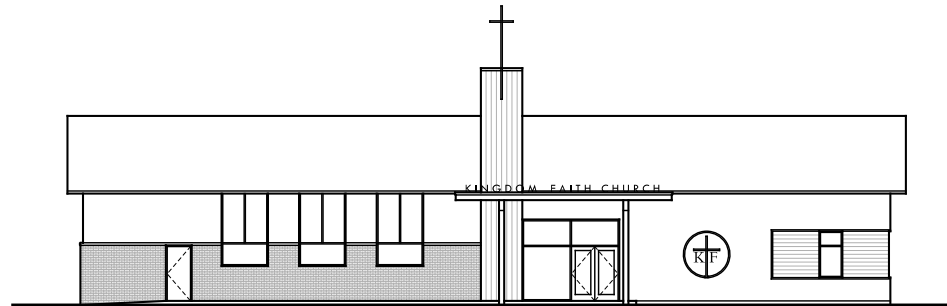
This drawing is the property of
 SMBE + BUSBY ARCHITECTS, INC.
 and is to be maintained in strict
 confidence. It is to be used only for
 the project and the client.
 All rights reserved. © SMBE + BUSBY ARCHITECTS, INC.

Floor Plan

A2



1 EAST ELEVATION
 A3 1/16" = 1'-0"



2 NORTH ELEVATION
 A3 1/16" = 1'-0"

Project Number:	19003
Issue Date:	03.25.19
Drawn By:	CK
Approved By:	GRS
Project Manager:	CK
Principal:	GRS

This drawing is the property of SMEE + BUSBY ARCHITECTS, INC. and is to be maintained in confidence. It is to be used only for the project and the location. All rights reserved. © SMEE + BUSBY ARCHITECTS, INC.

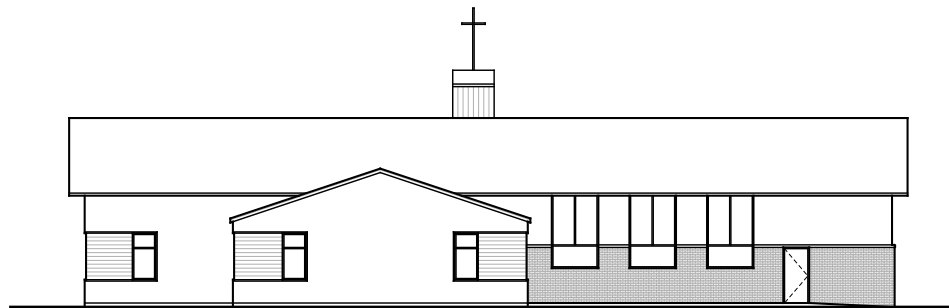
Elevations

5-F-19-UR
 3/25/2019

A3



1 WEST ELEVATION
A4 1/16" = 1'-0"



2 SOUTH ELEVATION
A4 1/16" = 1'-0"

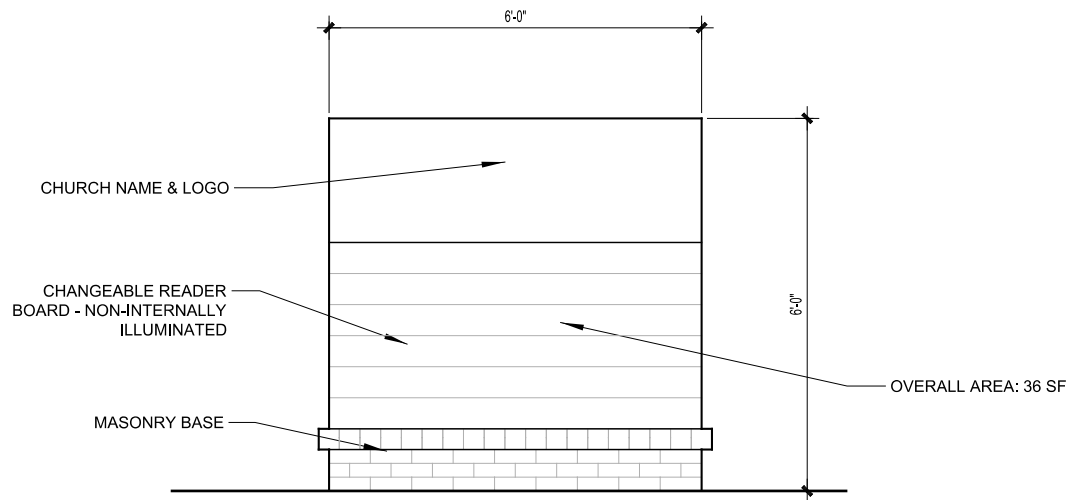
Project Number: 19003
 Issue Date: 03.25.19

Drawn By: CK
 Approved By: GRS
 Project Manager: CK
 Principal: GRS

This drawing is the property of SMEE + BUSBY ARCHITECTS, P.C. and is to be maintained in confidence. It is to be used only for the project and the location. All other information are copyright © SMEE + BUSBY ARCHITECTS, P.C.

Elevations

5-F-19-UR
 3/25/2019



1 SIGN ELEVATION
A5 1/2" = 1'-0"

APPROXIMATE PROPOSED SIGNAGE

5-F-19-UR
Revised: 4/25/2019

Project Number: 19003
 Issue Date: 04.24.19

Drawn By: CK
 Approved By: GRS
 Project Manager: CK
 Principal: GRS

This drawing is the property of SMEE + BUSBY ARCHITECTS, P.C. and is to be maintained in strict confidence. No results or findings are to be used for any other project without the written consent of SMEE + BUSBY ARCHITECTS, P.C.

Use on Review **Development Plan**

Name of Applicant: Christopher King

Date Filed: 3/25/19

Meeting Date: 5/9/19

Application Accepted by: M. Payne

Fee Amount: 7K File Number: Development Plan

Fee Amount: 1500⁰⁰ File Number: Use on Review 5-F-10-UR



PROPERTY INFORMATION

Address: 4602 Millertown Pike

General Location: 1/3 Millertown Pike
@ terminus of Delmar Rd

Tract Size: 2.15 ac +/- No. of Units: 1

Zoning District: D-1

Existing Land Use: Vacant

Planning Sector: East City

Sector Plan Proposed Land Use Classification:
D

Growth Policy Plan Designation: City

Census Tract: 31

Traffic Zone: 79

Parcel ID Number(s): 059ME005 block 32410

Jurisdiction: City Council 4th District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Eric Roberts

Company: _____

Address: 1586 Bays Mountain Road

City: New Market State: TN Zip: 37820

Telephone: 865-382-0535

Fax: _____

E-mail: EricWRoberts@aatt.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: Christopher King

Company: Smeets Busby Architects

Address: 2554 Sutherland Ave

City: Knoxville State: TN Zip: 37919

Telephone: 865-521-7550

Fax: 865-521-7551

E-mail: cking@smeebusby.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Church in D-1 zone

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: [Signature]

PLEASE PRINT
Name: Christopher King

Company: Smeets Busby Architects

Address: 2554 Sutherland Ave.

City: Knoxville State: TN Zip: 37919

Telephone: 865-521-7550

E-mail: cking@smeebusby.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

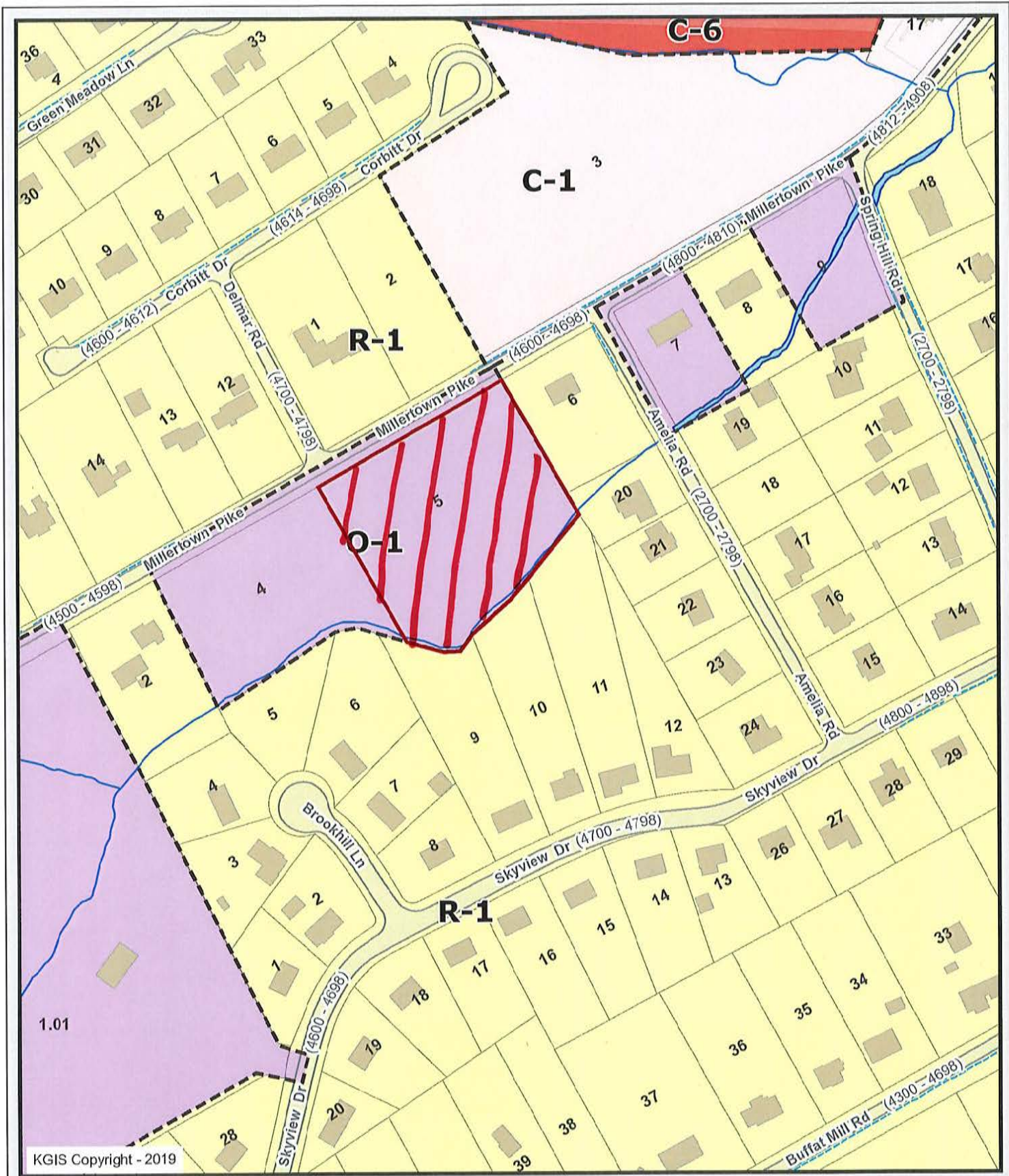
Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name Address • City • State • Zip Owner Option

Eric Roberts *1586 Rays Mtn. Rd. New Market, TN 37820* *X*

Horizontal lines for listing additional property owners and their details.

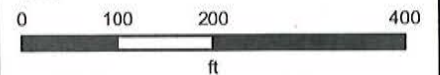


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/27/2019 at 2:07:04 PM



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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

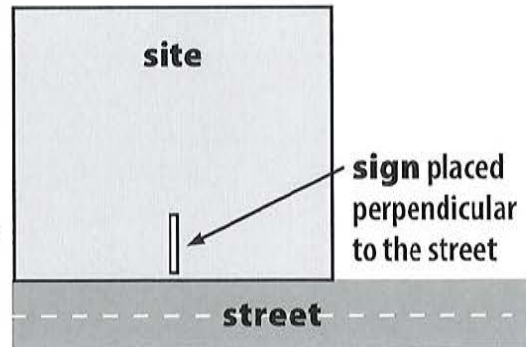
REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

4/24/19 and 5/10/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: Christopher King

Phone: 865-521-7550 Email: cking@smeebusby.com

Date: 3.25.19

File Number: 5-F-19-UR