

SPECIAL USE REPORT

► **FILE #:** 11-B-21-SU

AGENDA ITEM #: 30

AGENDA DATE: 11/10/2021

► **APPLICANT:** MCCARTY HOLSAPE MCCARTY, INC.

OWNER(S): Corey Mayfield

TAX ID NUMBER: 144 03014

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 9635 Westland Dr.

► **LOCATION:** North side of Westland Drive, west of Emory Church Road

► **APPX. SIZE OF TRACT:** 8.82 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Westland Drive and Emory Church Road. Westland Drive is a minor arterial street with a pavement width of approximately 29 ft inside a right-of-way that varies from 52 ft to 196 ft at this location, and Emory Church Road is a minor collector street with a 25-ft pavement width inside a 60-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

► **ZONING:** RN-1 (Single-Family Residential Neighborhood) with a previously approved planned district (C) designation

► **EXISTING LAND USE:** Public/Quasi Public Land (church)

► **PROPOSED USE:** Accessory structures and recreational uses

HISTORY OF ZONING: The property was rezoned from A to SC and PR in 1994 (Case 3-E-94-RZ), then assigned the RP-1 zone following annexation in 2000 (Case 12-Q-00-RZ); a request for RP-1 and SC zoning in 2015 was withdrawn prior to action by City Council

SURROUNDING LAND USE AND ZONING:

- North: Assisted living facility - RN-6 (Multi-Family Residential Neighborhood)
- South: Office and commercial developments under construction - OA (Office Park), OB (Office, Medical, and Related Services), and CA (General Business) in the County; and C-H-1 (Highway Commercial) in the City
- East: Church and cemetery - A (Agricultural)
- West: Access easement and Pellissippi Parkway - RN-6 (Multi-Family Residential Neighborhood) and Pellissippi Parkway right-of-way

NEIGHBORHOOD CONTEXT: The site is located on the northeastern quadrant of the Westland Drive interchange with Pellissippi Parkway. Adjoining the site on the east is

another church and on the north is an assisted living facility under construction. To the south a number of properties fronting Westland Drive are under development with commercial and office uses. Other development in the area consists of both single detached and single family attached dwellings.

STAFF RECOMMENDATION:

► **APPROVE the site plan to add accessory structures and outdoor recreational uses at an existing place of worship, subject to 3 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 any additional requirements for accessibility and for playgrounds.

With the conditions noted, this plan meets the requirements of the former RP-1 (Planned Residential) zone, the previously approved development plan, and the criteria for approval of a special use for modifications to previously planned districts per Article 1.4.G.

COMMENTS:

This property was annexed into the City and assigned the RP-1 (Planned Residential) zone (Case 12-Q-00-RZ), giving the property its "C" designation indicating the presence of a previously approved planned district on the zoning map.

The church was constructed in 2000 as a new development on the north side of Westland Drive, though additional use on review requests have come through the Planning Commission since the initial approval. A day care was approved as a use on review in 2006 (Case 3-Q-06-UR), a gravel parking lot was approved in 2009 (7-C-09-UR), and a permanent parking lot was approved in 2016 (Case 1-L-16-UR).

The church building is approximately 6,000 square feet and is accessed via access easements off of Westland Drive, a minor arterial, and Emory Church Road, a minor collector. Both easements cross neighboring properties to provide access to the site.

This request proposes amenities to the existing church site to the east of the building. The proposal includes a plaza with a concession stand, baptistry, and pavilion, as well as a basketball court. The new site plan shows the existing playground relocated and reconfigured in a smaller footprint to accommodate the additional amenities. A roof splash pad and an artificial turf area for additional play are also proposed for the site.

The church building, parking lots, and pedestrian access will remain as is, and additional sidewalks are proposed from the plaza area to the church and to the parking lot. A feature wall with the church's name and logo is proposed on the north side of the plaza at the stairs leading up to the new space and would function as a retaining wall. This site is already served by utilities.

The site will remain in compliance with the lot and building coverage requirements of the RN-1 zone. The new buildings are likewise in compliance with zoning regulations. The proposal is not expected to have an impact on schools.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

- A. The One Year Plan and Southwest County Sector Plan both have this property designated as CI (Civic/Institutional) which lists churches as one of the allowed uses in the CI land use class.
- B. The proposal adds amenities to an existing development and will not change the primary use of the facility.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

- A. The RN-1 Single-Family Residential Neighborhood Zoning District is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
- B. The proposal meets all relevant requirements of the RN-1 zoning district, as well as other criteria for approval of a special use.
- C. As stated previously, the proposal adds amenities to an existing development and will not change the

primary use of the facility.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. This property abuts an assisted living facility to the north and Pellissippi Parkway to the west, and is surrounded by various single family and condo developments in other directions.

B. The existing church is permitted in the RN-1 zone as a Special Use. The addition of the proposed amenity areas would not cause the church to be out of character with the surrounding area.

C. The new amenity area is proposed approximately 500 ft from Westland Drive and is not readily visible from the roadway due to the elevated topography. The proposed amenities do not detract from the surrounding area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The development would be required to comply with Article 10 of the City of Knoxville Zoning Ordinance standards for the aforementioned impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

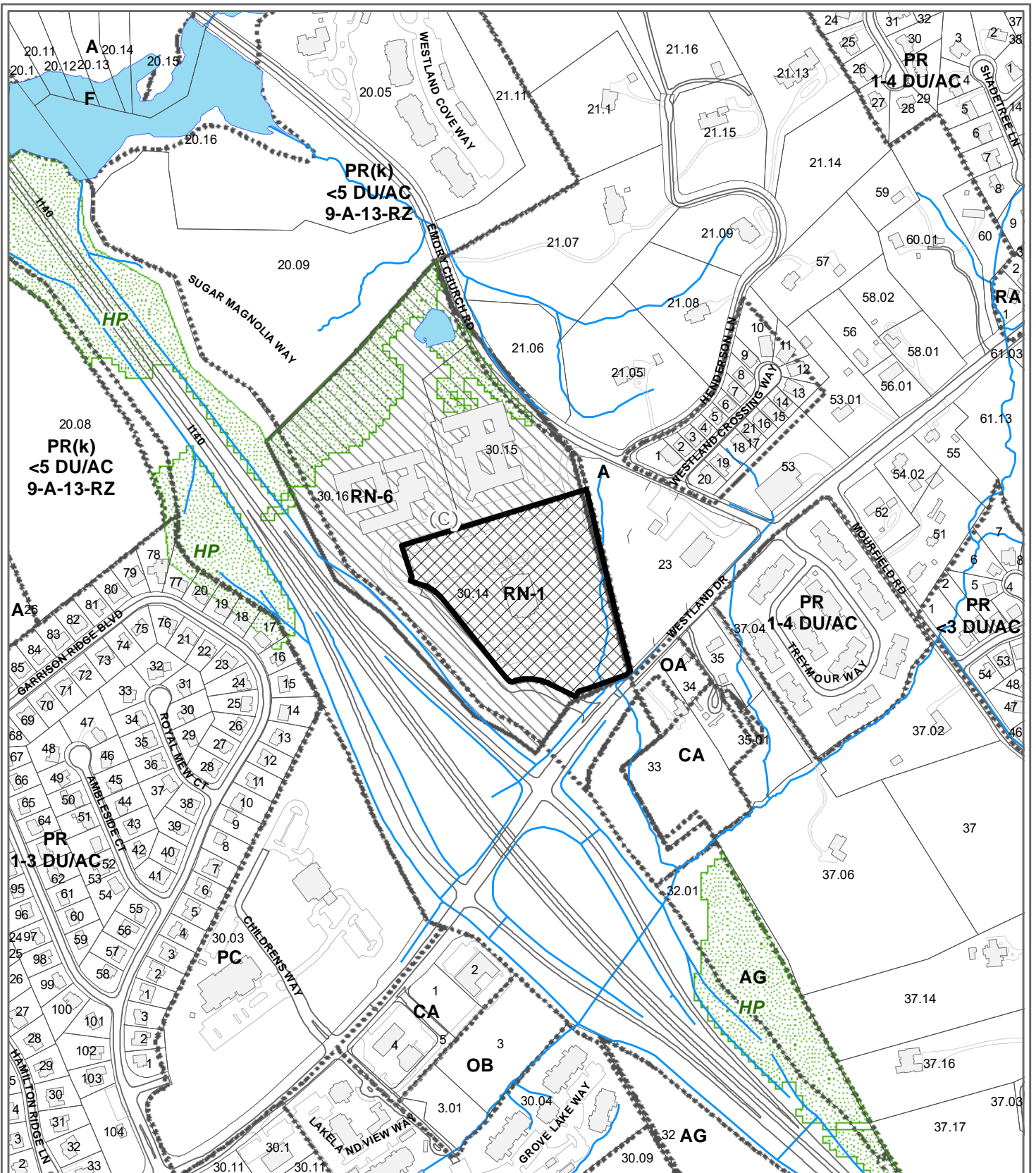
A. Additional traffic will not be drawn through residential streets because Westland Drive is a minor arterial, and Emory Church Road is a minor collector street.

B. The addition of the proposed amenities will not result in a significant increase in traffic in this area.

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.



**11-B-21-SU
SPECIAL USE**



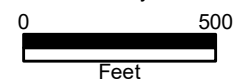
Accessory structures and recreational uses in RN-1 (Single-Family Residential Neighborhood)

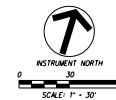
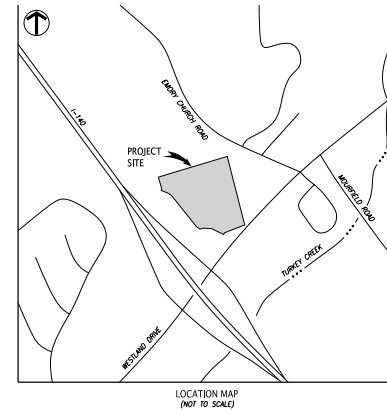
Original Print Date: 10/13/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: McCarty Holsaple McCarty, Inc.

Map No: 144

Jurisdiction: City





NOTES:

1. THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS, LLC DATED APRIL 14, 2021.
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
3. CONCRETE CURBS AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURBS AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
4. PROPERTY CONCERNED REFLECTS PARCEL 144.03014 AS SHOWN IN KNOX COUNTY CLT MAP 144. ZONING FOR THE PROPERTY IS RM-1, SINGLE FAMILY RESIDENTIAL DISTRICT. CITY BLOCK NO. 51015, WARD NO. 51. TOTAL AREA = 0.822 AC. TOTAL DISTURBED AREA = 1.06 AC.
OWNER: SHORELINE CHURCH INC.
9835 WESTLAND DRIVE
KNOXVILLE, TN 37922
5. RETAINING WALLS TO BE DESIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT. REFER TO DRAWING'S PLANS FOR RETAINING WALL AND RAILING DETAILS. RAILING SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT EQUAL OR EXCEED 30 INCHES. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
6. INSTALL EXISTING PLAYGROUND EQUIPMENT PER MANUFACTURER RECOMMENDATIONS AND RE-CERTIFY EQUIPMENT. COORDINATE NEW LAYOUT WITH OWNER.
7. PLANNING FILE NUMBER: 11-B-21-SU.

IMPERVIOUS AREA SUMMARY:

EXISTING IMPERVIOUS AREA	3.37 AC
PROPOSED IMPERVIOUS AREA (INCLUDING PAVERS)	3.56 AC
PROPERTY AREA	0.822 AC
PROPOSED IMPERVIOUS AREA COVERAGE	40%

BUILDING COVERAGE SUMMARY:

EXISTING BUILDING AREA	15,100 SF
PROPOSED BUILDING AREA	270 SF
PROPERTY AREA	384,199 SF
PROPOSED BUILDING COVERAGE	0%

LEGEND:

	PERMEABLE PAVERS
	CONCRETE SIDEWALK
	PROPERTY LINE
	FENCE
	DETAIL REF. (DETAIL NO./SHEET NO.)
	TYPICAL

Project Information:

20003

**SHORELINE CHURCH
PLAZA / PAVILION**
9835 WESTLAND DR. - KNOXVILLE,
TN 37922

Sheet



Consultant:



DATE	ISSUE
10/1/21	1. PERMITTING

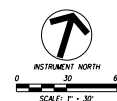
Issue Date:	10/01/21
Proj. Mgr.:	YKCF
Designated By:	JCH
Drawn By:	JCH

Drawing Info:

C1

LAYOUT & PAVING PLAN

Copyright © 2019 McCurdy Holdings/McCurdy

[illegible]

- # MHM

Consent

STRUCTURAL ENGINEER:
HAINES STRUCTURAL GROUP
800 SOUTH GAY ST., ste 1625
KNOXVILLE, TN 37902
1-865-523-9500

MECHANICAL/PLUMBING ENGINEER:
ENGINEERING SERVICES GROUP, INC.,
900 E. HILL AVE., ste 350
KNOXVILLE, TN 37915
(865) 523-0503

20003

9635 WESTLAND DR - KNOXVILLE,
TN 37922

503



Consultants



Page 12 of 12

C2

GRADING PLAN

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**SHORELINE CHURCH
PLAZA / PAVILION**
9635 WESTLAND DR - KNOXVILLE,
TN 37922

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PAVILION PLAN

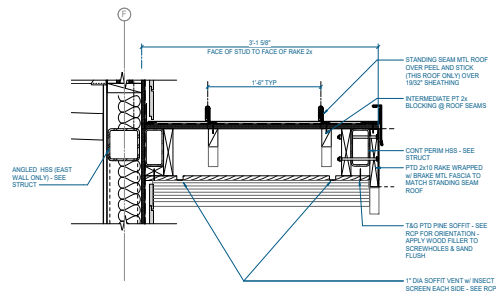
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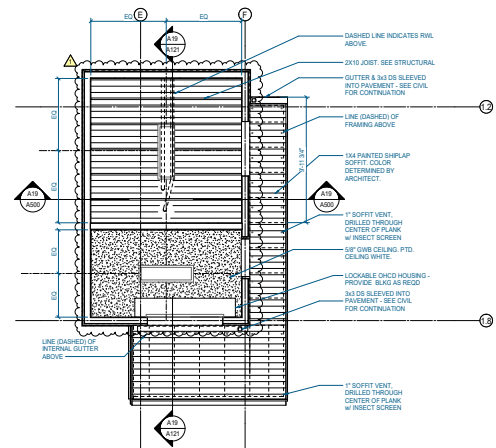
A120

CONCESSION
ENLARGED PLAN &
DTLS

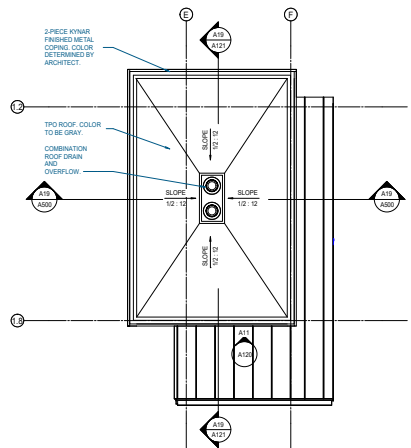
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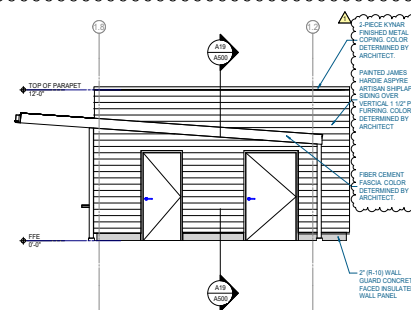
N18 CONCESSION CANOPY RAKE DETAIL
1 1/2" = 1'-0" | A120



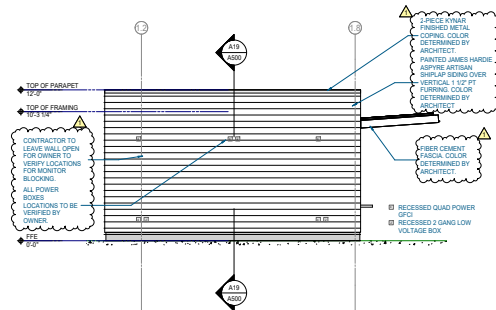
F18 CONCESSION RCP
1/4" = 1'-0" | A120



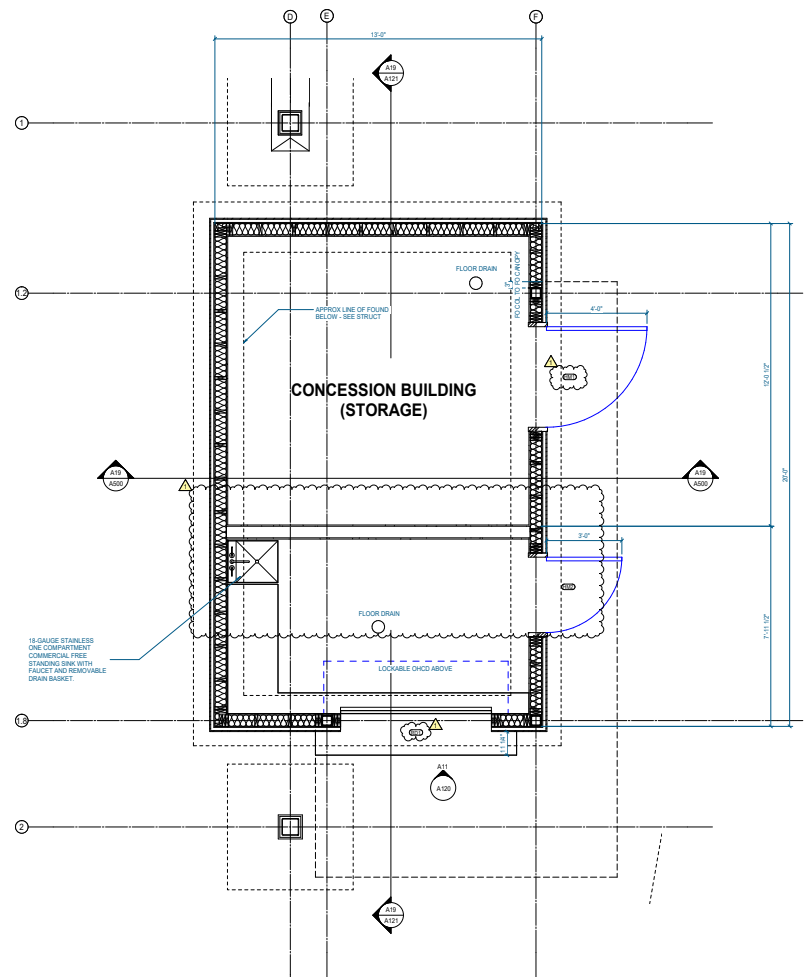
F24 CONCESSION ROOF PLAN
1/4" = 1'-0" | A120



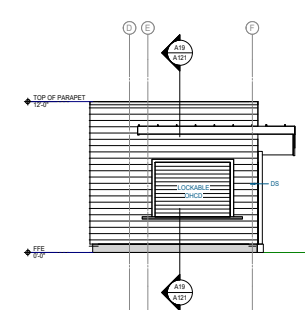
A24 CONCESSION EAST ELEVATION
1/4" = 1'-0" | A120



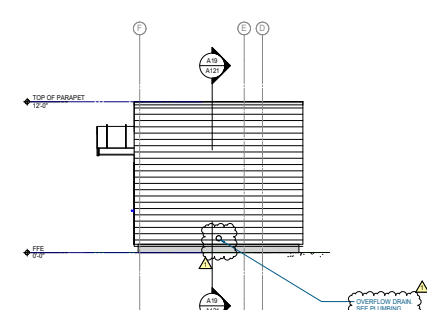
A18 CONCESSION WEST ELEVATION
1/4" = 1'-0" | A120



F11 CONCESSION BLDG ENLARGED PLAN
1/2" = 1'-0" | A120



A11 CONCESSION SOUTH ELEVATION
1/4" = 1'-0" | A120



A06 CONCESSION NORTH ELEVATION
1/8" = 1'-0" | A120

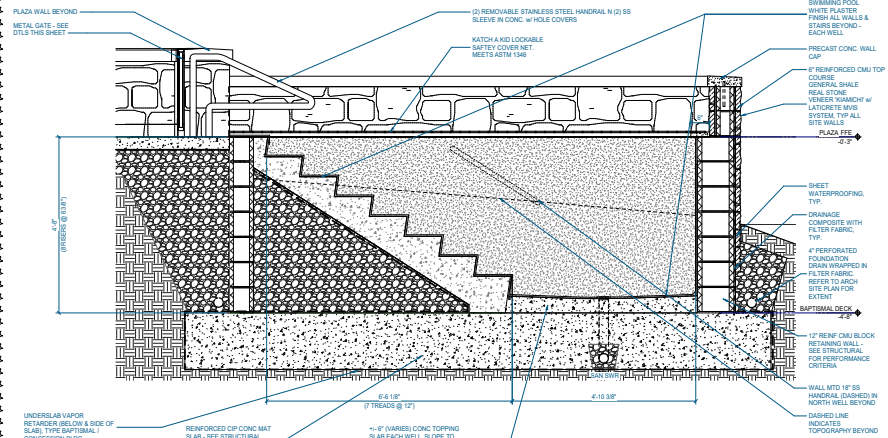


#	ISSUE	DATE
1	PERMITTING	05/21/2021

Issue Date:	MAY 21, 2021
PC:	
PM:	
PA:	
Drawn By:	TYLER SANFORD
Checked By:	

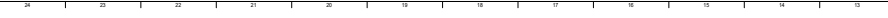
H24 BAPTISMAL TRANSVERSE SECTION - LOOKING WEST

3/4" = 1'-0" | A140



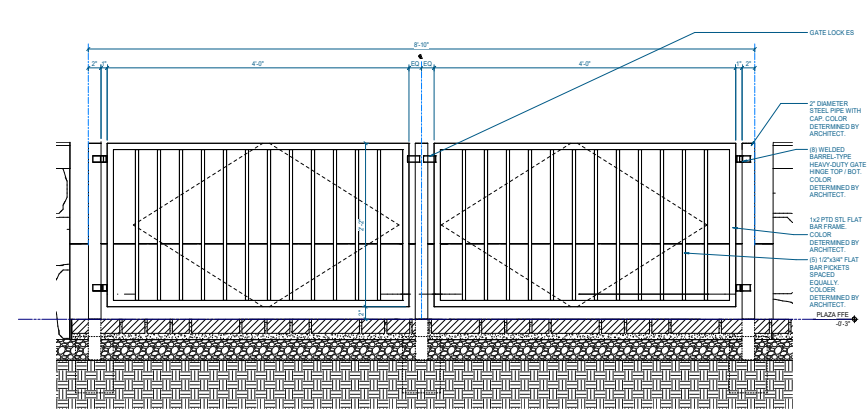
A24 BAPTISMAL LONGITUDINAL SECTION - LOOKING NORTH

3/4" = 1'-0" | A140



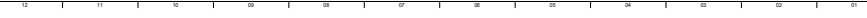
H12 BAPTISMAL ENLARGED PLAN

3/4" = 1'-0" | A140



A12 BAPTISMAL GATE ELEVATION

1 1/2" = 1'-0" | A140





Development Request

DEVELOPMENT

- ☐ Development Plan
- ☐ Planned Development
- ☒ Use on Review / Special Use
- ☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☐ Plan Amendment
 - ☐ SP
 - ☐ OYP
- ☐ Rezoning

McCarty Holsaple McCarty, Inc.

Architect

Applicant Name

Affiliation

September 22, 2021

November 10, 2021

File Number(s)

Date Filed

Meeting Date (if applicable)

11-B-21-SU

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant
- ☐ Owner
- ☐ Option Holder
- ☐ Project Surveyor
- ☐ Engineer
- ☒ Architect/Landscape Architect

Aaron Miller

McCarty Holsaple McCarty, Inc.

Name

Company

550 W. Main Street, Suite 300

Knoxville

TN

37902

Address

City

State

ZIP

(865) 357-5646

amiller@mhminc.com

Phone

Email

CURRENT PROPERTY INFO

Corey Mayfield

9635 Westland Drive / Knoxville, TN 37922 (865) 236-0837

Owner Name (if different)

Owner Address

Owner Phone

9635 Westland Drive / Knoxville, TN 37922

144 03014

Property Address

Parcel ID

First Utility District

First Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Westland Drive, West side of Emory Church Road

8.82 ac.

General Location

Tract Size

☒ City ☐ County

2nd

District

RN-1

Zoning District

P-QP

Existing Land Use

Southwest County

CI

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Pavilion / Plaza

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____

Pending Plat File Number

STAFF USE ONLY**PLAT TYPE**

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (*Final Plat*)

☒ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
0402	\$450.00	
0405	-\$1,300.00	
Fee 2		\$450.00
		-\$1,300.00
Fee 3		

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Applicant Signature

McCarty Holsaple McCarty, Inc.

Please Print

Date

(865) 357-5646

Phone Number

amiller@mhminc.com

Email

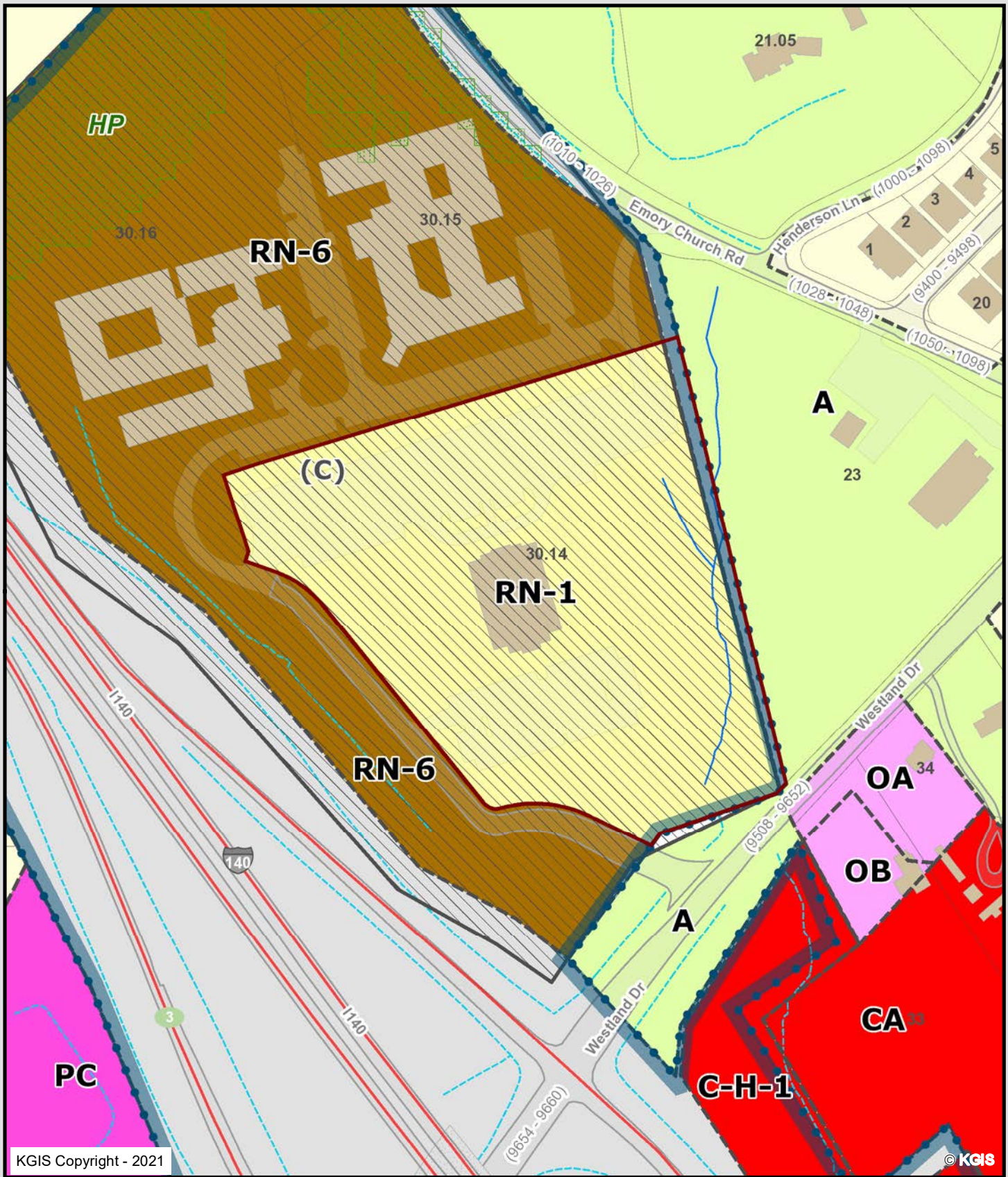
Staff Signature

Marc Payne

Please Print

09/22/2021 L.E.E.

Date



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Zoning Map

Knoxville - Knox County - KUB Geographic Information System

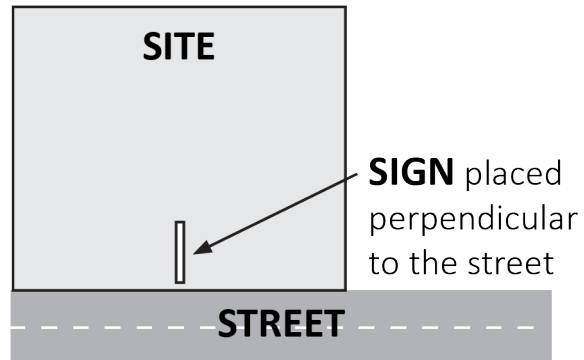


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant