

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 1-A-19-TOB

Related File Number:

Application Filed: 12/3/2018

Date of Revision:

Applicant: MACY RUDELL

PROPERTY INFORMATION

General Location: Northeast side of Pellissippi Parkway, southeast side of Horseshoe Bend Ln.

Other Parcel Info.:

Tax ID Number: 89 22301

Jurisdiction: County

Size of Tract: 60.96 acres

Accessibility: Access is via Pellissippi Parkway, an expressway and Horseshoe Bend Lane and Faith Promise Lane, both local streets.

GENERAL LAND USE INFORMATION

Existing Land Use: Church

Surrounding Land Use:

Proposed Use: New Operations Building

Density:

Sector Plan: Northwest County

Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10740 Faith Promise Ln

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)

Former Zoning:

Requested Zoning: NA

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: Not applicable at this time.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application and plans as submitted and revised, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4) Providing additional lighting for safety in the area of the crosswalk between the operations building and parking lot on the other side of the entrance driveway off of Pellissippi Parkway.
- 5) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 6) Proposed signage will require a separate TTCDA application and approval.
- 7) Obtaining approval of the use on review application (2-A-19-UR) that will be considered by the Planning Commission at their February 14, 2019 meeting.

Comments:

1. This is a request for approval of a church operations building that will be located on the Faith Promise Church campus which is located on the northeast side of Pellissippi Parkway and southeast side of Horseshoe Bend Ln. The proposed operations building will be serving all 6 of the Faith Promise Church campuses. The proposed two story building will include offices, conference and multi-purpose rooms and warehouse space in a building area of approximately 29,050 square feet. The building will include approximately 22,450 square feet of office space and 6,600 square feet of warehouse space.
2. The TTCDA Board had approved a previous application (12-B-10-TOB) for the church campus on December 6, 2010 that had included a waiver to increase the total number of parking spaces for the church up to 1247 spaces. Since the proposed operations building will serve all 6 of the Faith Promise Church campuses, the applicant is requesting approval of additional parking (108 spaces) that will be dedicated for use by the operations building.
3. The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
4. The proposed landscape plan for the operations building is consistent with the Design Guidelines.
5. The proposed lighting for the parking lot and operations building site includes full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits. Staff is recommending that additional lighting be placed in the area of the crosswalk between the operations building and parking lot on the other side of the entrance driveway off of Pellissippi Parkway.
6. The building's exterior siding will include a mix of red and brown brick, and light and dark tan EIFS siding and metal panels. All mechanical equipment will be screened from view from the street.
7. Proposed signage will require a separate application and approval.
8. Since this site is zoned BP (Business and Technology), a use on review approval is required for the proposed development. The use on review application will be considered by the Planning Commission at their February 14, 2019 meeting.

Action: Approved

Meeting Date: 2/11/2019

Details of Action:

APPROVE the request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4) Providing additional lighting for safety in the area of the crosswalk between the operations building and parking lot on the other side of the entrance driveway off of Pellissippi Parkway.
- 5) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 6) Proposed signage will require a separate TTCDA application and approval.

7) Obtaining approval of the use on review application (2-A-19-UR) that will be considered by the Planning Commission at their February 14, 2019 meeting.

Summary of Action:

Date of Approval: 2/11/2019 **Date of Denial:** **Postponements:** 1/7/2019
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: