

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 2-A-19-UR
Application Filed: 12/26/2018
Applicant: MACY RUDELL

Related File Number:
Date of Revision:

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 Horseshoe Bend Lane and Faith Promise Lane, both classified as local streets, with 26 ft. pavement widths within 50 ft. rights-of-way, and an off-ramp from Pellissippi Parkway.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Church Operations Building **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Technology Park and Civic/Institutional
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located at the southern end of the Horseshoe Bend Commercial Park. The majority of the lots surrounding this site are vacant. Beaver Creek adjoins the site along the eastern boundary. Pellissippi Parkway forms the western boundary.

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:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for the two story church operations building of approximately 29,050 square feet, subject to 6 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
2. Installation of all sidewalks and crosswalks as identified on the development plan, meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works.
3. Installing all landscaping as shown on the development plan within six months of the issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. Meeting all requirements of the Knox County Department of Engineering and Public Works.
5. Approval of a Certificate of Appropriateness for a building permit from the Tennessee Technology Corridor Development Authority.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the BP zoning district and the other criteria for approval of a use on review.

Comments:

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. The proposed development plan includes 108 additional parking spaces to serve the facility.

Since this site is zoned BP (Business and Technology), a use on review approval is required for the proposed development. An application has been submitted for a Certificate of Appropriateness for a building permit from the Tennessee Technology Corridor Development Authority.

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

1. The proposed church operations building will have minimal impact on local services since utilities are in place to serve this site.
2. The proposed church operations building will have minimal traffic impact since the buildings primary use will not conflict with the use of the church sanctuary.
3. The use as proposed will have little or no impact on the surrounding commercial or residential uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed church operations building 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 Sector 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,
2. The plan meets all requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes technology park uses for this site. The proposed operations building is in conformance with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 2/14/2019

Details of Action:

Summary of Action: APPROVE the development plan for the two story church operations building of approximately 29,050 square feet, subject to 6 conditions

Date of Approval: 2/14/2019 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**