

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 2-A-23-TOA Related File Number:
Application Filed: 1/6/2023 Date of Revision:
Applicant: DAMON FALCONNIER FALCONNIER DESIGN CO.

PROPERTY INFORMATION

General Location: East side of Valley Vista Rd, south of Hardin Valley Rd
Other Parcel Info.:
Tax ID Number: 103 12011 Jurisdiction: County
Size of Tract: 10.55 acres
Accessibility: Access is via Valley Vista Road, a local road with a 43.8-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Land
Surrounding Land Use:
Proposed Use: Revision of previously approved plans for a small church complex Density:
Sector Plan: Northwest County Sector Plan Designation: MU-SD, NWCO-5 (Mixed Use-Special District), HP
Growth Policy Plan:
Neighborhood Context:

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

Street: 2116 Valley Vista Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (k) (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): APPLICATION APPROVED January 20, 2023, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:

1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

Comments:

- 1) The applicant is requesting approval of minor revisions to plans for Phases 1 and 2 of a small church complex that was previously approved by the TTCDA (Cases 3-C-21-TOB (Supplemental Building holding expanded fellowship classes) and 8-D-22-DP (Church and offices)).
- 2) Both buildings total 39,700 square feet and the site is 10.55 acres. The proposed plans meet the development intensity metrics (ground area coverage, floor area ratio, and impervious area ratio). The site was graded in its entirety in 2007, so staff considers the site exempt from the Hillside and Ridgeway Protection requirements in Section 1.12 of the Design Guidelines.
- 3) The applicant was granted a waiver to increase the number of parking spaces allowed (Case 8-A-22-TOB), and the number of parking spaces remains the same in the proposed revised plans.
- 4) Proposed modifications included:
 - a. Re-siting the building
 - b. A new parking plan with a reconfigured parking lot
 - c. A new landscaping plan in accordance with the revised site plan
 - d. A new lighting plan in accordance with the revised site plan
 - e. Revised building elevations
 - f. Redistribution of building materials
- 5) All plans remain in accordance with the TTCDA Design Guidelines.
- 6) Signage was not included in this request. A signage package would need to be submitted at a future time and would be required to meet all applicable requirements of the TTCDA.

Action: Approved

Meeting Date: 2/6/2023

Details of Action:

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Summary of Action:

Date of Approval: 1/20/2023

Date of Denial:

Postponements:

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: