

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 3-C-21-TOB                      Related File Number:  
Application Filed: 2/1/2021                      Date of Revision:  
Applicant: IMMANUEL CHURCH

## PROPERTY INFORMATION

General Location: East side of Valley Vista Rd. south of Hardin Valley Dr. and west of Pellissippi Pkwy.  
Other Parcel Info.:  
Tax ID Number: 103 12011                      Jurisdiction: County  
Size of Tract: 10.55 acres  
Accessibility: Valley Vista Rd. is a local road with a 43.8-ft pavement width inside a 50-ft right-of-way

## GENERAL LAND USE INFORMATION

Existing Land Use: Undeveloped land  
Surrounding Land Use:  
Proposed Use: Church                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 0 Valley Vista Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC (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:**

- 1) Waiver to exceed the maximum number of parking spaces allowed to comply with the parking standards in Knox County Zoning Ordinance.
- 2) Waiver to exceed the GAC allowed in HP areas and allow a total building area of approximately 36,722 square feet.

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCCA ACTION AND DISPOSITION

**Planner In Charge:** Michelle Portier

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** Based on the application and plans as submitted and revised, Staff recommends the following actions on the required waivers from the Design Guidelines:

- 1) Approve the waiver to exceed the maximum number of parking spaces allowed to comply with the parking standards in Knox County Zoning Ordinance.
- 2) Approve the waiver to exceed the maximum ground area coverage (GAC) in the Hillside and Ridgetop Protection Area by 10,347 square feet since the land was previously disturbed in 2007 and development occurs outside of significant slopes.

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) Obtaining use on review approval from the Planning Commission for the proposed development; this request is on the March 11, 2021 Planning Commission Agenda.
- 2) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 3) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 4) Installation of all sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. Sidewalks connecting those along the right-of-way with those at the church entry may be required by the Knox County Engineering Department during the permitting review stage and would be coordinated at that time. Knox County Engineering reserves the right to waive the sidewalks due to the steep topography if found to be unreasonable to install.
- 5) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 7) Meeting all applicable requirements of the Knox County Fire Marshall's office.
- 8) Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
- 9) Signage is depicted on the buildings but is not part of 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 TTCCA.

**Comments:**

- 1) The applicant is requesting approval of a small church complex on a 10.55 acre tract.
- 2) The site is located on the east side of Valley Vista Road south of its intersection with Hardin Valley Road. Access to the site will be shared with the neighboring parcel to the south via the existing driveway off of Valley Vista Road.
- 3) The development will also require review and approval by the Planning Commission, and is scheduled to be heard on the March 11, 2021 Planning Commission agenda.
- 4) The development will be built in 2 phases, with the church constructed in phase 1 and a second building constructed in phase 2. The proposed buildings will be located on the east side of the site abutting Pellissippi Parkway. Both buildings will be one story with a total of 36,422 square feet between the 2 buildings.
- 5) The site is accessed off of Valley Vista Road, a minor collector, via a shared driveway. There is steep topography leading from the right-of-way down into a flat portion of the site where the buildings will be located. Because of this, installing sidewalks inside the site to connect those at the entry to those along the right-of-way will be challenging and likely would not meet ADA requirements. The County's Engineering Department has agreed to work through this issue with the applicant during the permitting phase.
- 6) The site is in the Hillside and Ridgetop Protection Area, though the steep slope area is concentrated to the perimeter of the site. The slope analysis recommended a maximum land disturbance area of

5.13 acres. 5.48 acres of the site was graded and a detention pond added in 2007, but the property was not developed further. Though the site exceeds the maximum land disturbance area, the grading is already done. The only further grading that will occur is for the driveway leading down the site from the right-of-way, though much of this work has already been completed, as well.

7) The Ground Area Coverage (GAC) after Phase II would exceed the amount allowed in HP areas, which caps development at 5,000 square feet per 2 acres. The site is 10.55 acres, which would allow a 26,375 square foot building footprint. The church would be built in Phase I and comprises 22,722 square feet. The Phase 2 building would add an additional 14,000 square feet, and would require a waiver to exceed the GAC in Hillside and Ridgetop Protection Areas by 10,347 square feet. The general GAC requirement (in non-hillside areas) is 25%, which results in an allowable area of 59,677 square feet. Upon phase 2 completion, the proposed buildings would comprise 36,722 square feet, which yields a GAC of 8%. The site has a previously disturbed area of 5.48 acres that resulted in a flat terrain where development will occur. No development will occur in slopes above 15% except for the driveway, which cross over a sloped area to access the site. Staff recommends approval of this waiver because the land is already disturbed and the portion of the site being developed is not in the areas with significant slope.

8) The Impervious Area Ratio (IAR) and Floor Area Ratio (FAR) calculations comply with the Design Guidelines.

9) Proposed parking will exceed the maximum allowed by the TTCDA Guidelines but will be in compliance with the parking requirements of the Knox County Zoning Ordinance. The applicant is requesting a waiver from this requirement.

10) The proposed landscape plan is in compliance with the Design Guidelines.

11) Building materials will be manufactured stone veneer, a fiber cement siding resembling wood, insulated metal panels, and a smooth finished exterior insulation and finish system (EIFS).

12) No signage is proposed at this time. Should signage be desired, it should be submitted in a separate application at a future time.

13) No exterior lighting is proposed at this time. Should exterior lighting be desired in the future, it should be submitted in a separate application at a future time.

**Action:** Approved with Conditions

**Meeting Date:** 3/8/2021

**Details of Action:** APPROVAL of the required waivers from the Design Guidelines:

1) Approve the waiver to exceed the maximum number of parking spaces allowed to comply with the parking standards in Knox County Zoning Ordinance.

2) Approve the waiver to exceed the maximum ground area coverage (GAC) in the Hillside and Ridgetop Protection Area and allow a GAC of 8.7% since the land was previously disturbed in 2007 and development occurs outside of significant slopes.

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

1) Obtaining use on review approval from the Planning Commission for the proposed development. The Planning Commission approved the use on review request for a church in the PC zone at its March 11, 2021 meeting.

2) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.

3) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

4) Installation of all sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. Sidewalks connecting those along the right-of-way with those at the church entry may be required by the Knox County Engineering Department during the permitting review stage and would be coordinated at that time. Knox County Engineering reserves the right to waive the sidewalks due to the steep topography if found to be unreasonable to install.

5) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.

6) Meeting all applicable requirements of the Knox County Zoning Ordinance.

7) Meeting all applicable requirements of the Knox County Fire Marshall's office.

8) Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.

9) Signage is depicted on the buildings but is not part of 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.

**Summary of Action:**

**Date of Approval:** 3/8/2021

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**