

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-E-21-UR **Related File Number:**
Application Filed: 1/25/2021 **Date of Revision:**
Applicant: DEREK GRIZ / IMMANUEL CHURCH KNOXVILLE

PROPERTY INFORMATION

General Location: East side of Valley Vista Rd., northeast of Carmichael Rd., 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: Vacant
Surrounding Land Use:
Proposed Use: Church **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD (Mixed Use Special District) NWCO - 5
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located south of Hardin Valley Road in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

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) (k) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted for this property

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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for a church complex containing 2 buildings, to be built in 2 phases, totaling approximately 36,722 square feet, subject to the following 9 conditions.

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.
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. Any proposed signage will be required to meet all applicable requirements of the TTCDA.

With the conditions noted, this plan meets the requirements for approval of a church in the PC district which requires approval as a use on review.

Comments: The applicant is requesting approval of a small church complex 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.

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.

The site has challenging 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 the sidewalks 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.

The site is in the Hillside and Ridgetop Protection Area, though the steep slope area is concentrated around 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.

The applicant is requesting two waivers from TTCDA Guidelines. With approval of these waivers, the plans are in compliance with the TTCDA Design Guidelines.

1. Waiver to exceed the maximum number of parking spaces allowed by the TTCDA Guidelines to comply with the parking standards in Knox County Zoning Ordinance.
2. Waiver to exceed the maximum ground area coverage (GAC) in the Hillside and Ridgetop Protection

Area by 10,347 square feet to give the applicant more flexibility in phase 2 design. 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% when applied to the previously disturbed area. 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.

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

1. Public utilities are available to serve the site.
2. The proposed apartment complex will have a minimal impact on the existing street system.
3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed facility meets all requirements of the OB zoning district and the criteria for approval of a use on review.
2. The proposed facility is consistent with the general standards for uses permitted on review:
 - a. The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan.
 - b. The use is in harmony with the general purpose and intent of the Zoning Ordinance.
 - c. The use is compatible with the character of the neighborhood where it is proposed.
 - d. The use will not significantly injure the value of adjacent property.
 - e. The use will not draw additional traffic through residential areas since the site is located on a minor collector street. Additionally, the peak hours of the church occur on Sunday, while surrounding land uses peak during week days.
 - f. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies the property as MU-SD, NWCO-5 (Mixed Use-Special District, Carmichael Road/Hardin Valley). This mixed use area is recommended to be either the Office or the Technology Park land use designation. The Office land use designation allows PC (Planned Commercial) zoning. The proposed development is in compliance with the Sector Plan.
2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 3/11/2021

Details of Action:

Summary of Action: APPROVE the development plan for a church complex containing 2 buildings, to be built in 2 phases, totaling approximately 36,722 square feet, subject to the following 9 conditions.

Date of Approval: 3/11/2021 **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:**