

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 4-G-18-TOB Related File Number:
Application Filed: 3/5/2018 Date of Revision:
Applicant: NORTHSTAR CHURCH

PROPERTY INFORMATION

General Location: North side of Sherrill Blvd., west of Frank Gardner Ln.
Other Parcel Info.:
Tax ID Number: 131 10101 Jurisdiction: City
Size of Tract: 15.27 acres
Accessibility: Access is via Sherrill Blvd., a major collector street with a four lane street section.

GENERAL LAND USE INFORMATION

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

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

Street: 9929 Sherrill Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park) / TO-1 (Technology Overlay) and C-3 (General Business) / TO-1
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 Knoxville Zoning Ordinance, as appropriate.
- 2) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project.
- 3) The sidewalks shall be installed meeting the requirements of the Knoxville Department of Engineering and Americans with Disabilities Act standards.
- 4) Meeting all relevant requirements of the Knoxville Department of Engineering.
- 5) Obtaining a C-6 (General Commercial Park) development plan approval from Planning Commission staff.

Comments:

- 1) This is a request for a new church auditorium for Northstar Church which is located on a 15.27 acre tract on the north side of Sherrill Blvd., west of Frank Gardner Ln. The proposed new church will include an auditorium with 1,226 seats. The existing access driveway for the church off of Sherrill Blvd. will not change. The TTCDA Board approved a Certificate of Appropriateness for the proposed auditorium on November 6, 2017. This new application is before the Board because the proposed auditorium has been shifted back further from Sherrill Blvd. with some parking being moved to the street side.
- 2) The TTCDA approved a parking lot expansion for this site on August 8, 2016 (8-D-16-TOB). There is a very minor change to the parking lot to accommodate the new building.
- 3) The existing church auditorium building will primarily be used for the kid's ministry program. The three story building located at the back of the site will continue to be used as office space.
- 4) The TTCDA Design Guidelines have a maximum parking requirement of 409 spaces for the proposed church auditorium. The applicant is proposing a total of 409 parking spaces.
- 5) The applicant has included a sidewalk connection from the church out to the sidewalk that was installed along the Sherrill Blvd. street frontage (requirement of the previous approval).
- 6) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 7) The proposed church building's exterior siding will include a mix of split-faced CMU block and metal wall panels in a combination of gray, bronze and earth tones. A standing seam clear anodized metal roof will be used.
- 8) Landscaping will be used to screen the mechanical equipment
- 9) The proposed landscape plan is consistent with the Design Guidelines.
- 10) The proposed lighting for the church will be full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits.
- 11) A metal wall sign of 99 square feet (100 square foot maximum) is proposed. The sign will be illuminated by ground mounted up lighting.

Action: Approved with Conditions

Meeting Date: 4/9/2018

Details of Action:

Based on the application and plans as submitted and revised, APPROVE the request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.
- 2) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project.
- 3) The sidewalks shall be installed meeting the requirements of the Knoxville Department of Engineering and Americans with Disabilities Act standards.
- 4) Meeting all relevant requirements of the Knoxville Department of Engineering.
- 5) Obtaining a C-6 (General Commercial Park) development plan approval from Planning Commission staff.

Summary of Action:

Date of Approval: 4/9/2018

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: