

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 5-B-21-TOB Related File Number:
Application Filed: 4/6/2021 Date of Revision:
Applicant: VALLEY CHURCH

PROPERTY INFORMATION

General Location: Southeast quadrant of intersection of Hardin Valley Road and Award Winning Way
Other Parcel Info.:
Tax ID Number: 103 11102 Jurisdiction: County
Size of Tract: 20 acres
Accessibility: Access is off of Hardin Valley Road, a minor arterial with a pavement width of 42.2 ft inside a 88-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: 11012 Hardin Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay) and PR (Planned Residential) / 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

Variations Requested: 1) Waiver to allow 5.5 fc on the entry drive.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA 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 allow 5.5 fc on the entry drive to increase safety and security on the site.

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) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Installing all landscaping as identified on the approved landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 5) Any proposed signage will require a separate TTCDA application and approval.
- 6) Any proposed future addition would require a separate TTCDA application and approval.

Comments:

- 1) This is a request for approval of a building permit for a 12,339 square foot church, though plans indicate a potential future addition.
- 2) The proposed church would be located on a 20-acre site, 14.62 acres of which is in the Hillside and Ridgeway Protection Area (HP). The TTCDA has more stringent criteria for sites in HP areas with regard to the ground area coverage (GAC) and floor area ratio (FAR) than their standard requirements of 25% and 30%, respectively.
 - a. The GAC requirement in HP areas allows a maximum of 5,000 sq ft of building footprint per 2 acres. At 20 acres, the site would allow a total building footprint of up to 50,000 sq ft. The proposed GAC is 1,234 square feet per 2 acres.
 - b. The FAR requirement in the HP area is a ratio between the building footprint and the maximum amount of the site that can be disturbed per a slope analysis based on the HP plan for Knox County. For this site, the maximum buildable acreage is 11.42 acres, or 497,455 sq ft, which yields an IAR of 25%, which is below the maximum allowed by the TTCDA Guidelines.
- 3) The impervious area ratio (IAR) in HP areas is limited to 50% within slopes ranging from 15% to 25%; otherwise, the IAR must be below 70%. The proposal shows the building outside of this slope range. The proposal yields an IAR of 6.4%.
- 4) The site has two drainage features, one of which ("Channel 2" in the hydrology report) was depicted on the County's Quad Map as a blue-line stream. The other ("Channel 1") was not identified on the Quad Map. GEOServices performed a hydrological determination on both drainage features and determined that Channel 1 was a blue-line stream subject to the required buffer. It crosses into the site on the northwest and requires a 50-ft buffer on each side of the stream. Channel 2 is a dry upland channel with no visible bed or bank and did not pass the threshold to be considered a blue-line stream, so Channel 2 is not subject to stream buffers.
- 5) The site has frontage on Hardin Valley Road and Award Winning Way. Access to the site will be from Award Winning Way via a private drive into the site.
- 6) The TTCDA Guidelines requires between 85 and 113 new parking spaces; there are 102 spaces proposed, including 5 handicap spaces.
- 7) A sidewalk runs alongside the driveway entry from Award Winning Way to the sidewalks at the church entry. The County has requested a crosswalk from the proposed sidewalk along the driveway to the sidewalks at the entry to the shopping center on the other side of Award Winning Way. This can be finalized with the County's Engineering staff during the permitting stage.
- 8) The proposed landscaping is in compliance with TTCDA Guidelines.
- 9) The proposed lighting plan includes full cut-off LED fixtures for all building and site lighting. Fixtures will be bronze and all light poles specified meet TTCDA height requirements. The proposed lighting complies with TTCDA Guidelines with the exception of the following requested waiver:
 - a. A waiver of section 1.8.D to increase the allowable footcandles to 5.5 fc on the entry drive (versus the 0.5 maximum allowed in the Guidelines) to increase safety and security on the site.
- 10) The proposed structure is 35 ft tall, which meets TTCDA Guidelines.

- 11) The building will feature brick, wood panels, and decorative metal panels. The roof system is a combination of flat roofs and pitched roofs; the pitched roofs will have standing seam metal. Windows will have a bronze glaze. An aluminum canopy system provides shelter from the elements at the entry doors.
- 12) The dumpster is appropriately screened from Award Winning Way.
- 13) There is no signage proposed with this submittal. Any signage would require TTCDA approval as a separate application.
- 14) Any future proposed building addition would require TTCDA approval of the addition.

Action: Approved with Conditions **Meeting Date:** 5/10/2021

Details of Action: 1) APPROVAL of the waiver to allow 5.5 fc on the entry drive to increase safety and security on the site.

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

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Installing all landscaping as identified on the approved landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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Summary of Action:

Date of Approval: 5/10/2021 **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:**