

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT

File Number: 6-C-11-TOB Related File Number:
Application Filed: 5/2/2011 Date of Revision:
Applicant: FAITH PROMISE CHURCH



PROPERTY INFORMATION

General Location: Southeast side Horseshoe Bend Lane, Northeast side Pellissippi Parkway
Other Parcel Info.:
Tax ID Number: 89 22201 OTHER: 89 223 Jurisdiction: County
Size of Tract: 60 acres
Accessibility: Access is via Horseshoe Bend Lane, Faith Promise Lane and Pellissippi Parkway

GENERAL LAND USE INFORMATION

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

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

Street: 10740 Faith Promise Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology)/T (Technology Overlay), OB (Office, Medical & Related Services)/TO (Technology Overlay)
Former Zoning:
Requested Zoning: BP (Business and Technology)/T (Technology Overlay), OB (Office, Medical & Related Services)/TO (Technology Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: All needed waivers and variances have been approved through previous applications.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Buz Johnson

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application and plan as submitted, the staff recommends APPROVAL of the request for a Certificate of Appropriateness for a Building Permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 2) Meeting all relevant requirements of the Knox County Zoning Ordinance, as applicable.
- 3) Meeting all relevant requirements of the Knox County Health Department.
- 4) Meeting all relevant conditions of approval of the companion MPC use on review development plan (file #6-I-11-UR) as may be approved.
- 5) With the submission of the plans for the approval of building permits, a site lighting and intensity plan that is consistent with the TTCDA Design Guidelines for the type of exterior fixture used and the intensity of lighting. The plan approved in October of 2010 proposed full cut-off fixtures and lighting intensity that was within the guidelines. (See Exhibit "A").
- 6) With the submission of the plans for the approval of building permits, confirmation that all existing overhead and proposed new utility lines will be placed underground.

Comments:

- 1) This is a request for the approval of building permit COA for the expansion of Faith Promise Church, which is located in Horseshoe Bend Business Park. The current proposal, if approved, will downsize two plans approved in October and December of 2010. Those plans called for the construction of a 3,159 seat worship area and 1,247 parking spaces. The current proposal will add 42,590 square feet of educational space and a worship area seating 1621 people. The plan continues to show 1,247 parking spaces as approved in December of 2010, although only 1021 spaces will be constructed at this time.
- 2) Other aspects of the October and December 2010 plans appear to be carried over to the current plan, including the building's exterior treatment, signage, landscape design, and parking stall size.
- 3) MPC will consider the same request at their June 9, 2011, meeting for the approval of a use-on-review development plan.

Action: Approved

Meeting Date: 6/6/2011

Details of Action:

- 1) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 2) Meeting all relevant requirements of the Knox County Zoning Ordinance, as applicable.
- 3) Meeting all relevant requirements of the Knox County Health Department.
- 4) Meeting all relevant conditions of approval of the companion MPC use on review development plan (file #6-I-11-UR) as may be approved.
- 5) With the submission of the plans for the approval of building permits, a site lighting and intensity plan that is consistent with the TTCDA Design Guidelines for the type of exterior fixture used and the intensity of lighting. The plan approved in October of 2010 proposed full cut-off fixtures and lighting intensity that was within the guidelines. (See Exhibit "A").
- 6) With the submission of the plans for the approval of building permits, confirmation that all existing overhead and proposed new utility lines will be placed underground.

Summary of Action:

Date of Approval: 6/6/2011

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: