

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-H-21-UR **Related File Number:**
Application Filed: 4/23/2021 **Date of Revision:**
Applicant: VALLEY CHURCH UMC

PROPERTY INFORMATION

General Location: South side of Hardin Valley Road, west side of 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: Vacant land
Surrounding Land Use:
Proposed Use: Church **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) / HP (Hillside Prote
Growth Policy Plan: Planned Growth Area / Rural Area
Neighborhood Context: This stretch of Hardin Valley Road to the west of Pellissippi Parkway has developed with a mix of apartment complexes and single family dwellings off of side streets. There are some commercial uses along Hardin Valley Road closer to Pellissippi Parkway.

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) & PR (Planned Residential) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned from A (Agricultural) to OA (Office Park) and PR (Planned Residential) in June 1997 (Case 4-L-97-RZ).

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: Michelle Portier

Staff Recomm. (Abbr.): APPROVE the development plan for a church comprising approximately 12,340 square feet, subject to the following conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. 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.
3. Installation of all sidewalks as identified on the concept plan. Sidewalks and crosswalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works.
4. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of the Knox County Fire Marshall's office.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.

With the conditions noted, this plan meets the requirements for a church in the PR/TO and OB/TO districts, which requires approval as a use on review.

Comments: This is a request for approval of a building permit for a 12,339 square foot church, though plans indicate a potential future addition. The parcel housing the church has dual zoning, OB/TO (Office, Medical and Related Services), and PR/TO (Planned Residential/Technology Overlay). The TO zone requires approval by the Tennessee Technology Corridor Development Authority (TTCDA), and the board approved the plans at their May 10, 2021 meeting.

The proposed church would be located on a 20-acre site, 14.62 acres of which is in the Hillside and Ridgetop 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. The GAC requirement in HP areas allows a maximum of 5,000 sq ft of building footprint per 2 acres. The proposed GAC is 1,234 square feet per 2 acres. 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, which for this site, is 11.42 acres, or 497,455 sq ft, which yields an FAR of 24.8%, which is below the maximum allowed by the TTCDA Guidelines.

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%.

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 northeast; the required 50-ft buffer on each side of the stream is shown on the site plan. 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.

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.

The TTCDA Guidelines requires between 85 and 113 new parking spaces; there are 102 spaces proposed, including 5 handicap spaces.

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.

The proposed landscaping is in compliance with TTCDA Guidelines.

The proposed lighting plan includes full cut-off LED fixtures for all building and site lighting. The proposed lighting complies with TTCDA Guidelines with the exception of a waiver 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.

The proposed height, building plans, and materials meet TTCDA Guidelines, as does the dumpster enclosure. Any future proposed building addition would require TTCDA approval of the addition.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)
The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated LDR (Low Density Residential) on the Northwest County Sector Plan which permits PR zoning. PR zoning allows community centers such as churches and other religious institutions and other nonprofit clubs by right. Therefore, though the OB zoning is not consistent with the LDR land designation, the proposed use is allowed, and the applicant does not need to seek a plan amendment.

B. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Zone) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

B. The OB (Office, Medical and Related Services) zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. This area consists of a range of office and commercial uses, so the church is compatible with surrounding uses.

B. The proposed facility is compatible with the scale and intensity of the surrounding development and zoning pattern.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed use will only cause additional traffic in the area on Sunday, which is opposite the weekday peaks of other nearby developments.

B. The site proposes landscaping to enhance the property.

C. The development will retain the majority of the existing trees and vegetation along the western and southern property lines which will provide a buffer to the adjacent residential zoning.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development is located along a major collector street. Access to the site is along Award Winning Way, which does not service any residential properties. It is a local road lined with commercial and office uses, so no travel through any residential areas is required to access the site.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed church.

Action: Approved

Meeting Date: 6/10/2021

Details of Action:

Summary of Action: APPROVE the development plan for a church comprising approximately 12,340 square feet, subject to the following conditions.

Date of Approval: 6/10/2021

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: