

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 8-A-22-TOB                      Related File Number:  
Application Filed: 6/28/2022                      Date of Revision:  
Applicant: DAMON FALCONNIER FALCONNIER DESIGN CO.

## PROPERTY INFORMATION

General Location: East side of Valley Vista Rd., south of Hardin Valley Rd  
Other Parcel Info.:  
Tax ID Number: 103 12011                      Jurisdiction: County  
Size of Tract: 10.55 acres  
Accessibility: Access is via Valley Vista Road, a local road with a 43.8-ft pavement width within a 50-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: MU-SD, NWCO-5 (Mixed Use Special District) / HP  
Growth Policy Plan:  
Neighborhood Context:

## 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 (k) (Planned Commercial) / 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

Variances Requested: N/A

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

Staff recommends the following actions on the required waiver from the Design Guidelines:  
1) Approve the waiver to exceed the maximum number of parking spaces allowed to accommodate expected use by attendees.

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

- 1) Obtaining Planning Commission approval for the proposed development plans; this request is on the August 11, 2022 Planning Commission Agenda.
- 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 site plans. 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) Obtaining approval of signage in a separate application at a future time.

Comments:

- 1) The applicant intends to build a small church complex on a 10.55-acre tract that will be built in 2 phases. The Planning Commission approved the church building in 2021 (Case 3-E-21-UR), which was Phase 1 at that time. Phase 2 was to be the second building. However, plans have changed and the church building will now be Phase 2. This is a request for the other building in the complex, which will be the church auditorium, offices, and daycare rooms.
- 2) The property is zoned PC (Planned Commercial) with a condition (k) applied at the time of the rezoning. However, the conditions were specific to the intended use at the time and no longer apply. The PC zone allows this use by right, though the development plan requires Planning Commission approval. It is scheduled to be heard on the August 11, 2022 Planning Commission agenda.
- 3) The site is located on the east side of Valley Vista Road south of its intersection with Hardin Valley Road.
- 4) 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 39,700 square feet between the 2 buildings.
- 5) The site is accessed off of Valley Vista Road, a minor collector, via an existing driveway shared with the neighboring parcel to the south. There is steep 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 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.
- 6) The Sector Plan map shows that the site is in the Hillside and Ridgetop Protection Area. However, 5.48 acres of the site were graded and a detention pond was added in 2007 following the aforementioned rezoning case, but the property was not developed further. Since the grading is already done, the site was not reviewed under the Hillside Protection section of the TTCDA Guidelines. 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 remaining steep slope area is concentrated on the perimeter of the site, so the area where the buildings are located does not require extensive grading.
- 7) The Ground Area Coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR) metrics are in compliance with the Design Guidelines.
- 9) Proposed parking will exceed the maximum allowed by the TTCDA Guidelines but will still be below that required by the Knox County Zoning Ordinance. The applicant is requesting a waiver from this requirement.
- 10) The proposed landscape plan is in compliance with the Design Guidelines.

11) Exterior lighting consists of 15 light poles scattered through the parking area. All fixtures and lighting levels are in compliance with Design Guidelines.

12) Building facades will feature accents of manufactured stone veneer, a fiber cement siding resembling wood, and a smooth finished exterior insulation and finish system (EIFS). The front facade consists entirely of these materials, while the side and rear facades feature metal panels prominently. Metal panels are discouraged, but not prohibited, and the applicant has proposed landscaping along the building foundation to mitigate the use of this material. Once the church is built in Phase 2, the metal panels would be screened further from the street by that building.

13) Signage is depicted on the buildings but is not part of this request. A signage package would need to be submitted at a future time and would be required to meet all applicable requirements of the TTCDA.

**Action:** Approved

**Meeting Date:** 8/8/2022

**Details of Action:**

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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) Obtaining approval of signage in a separate application at a future time.

**Summary of Action:**

**Date of Approval:** 8/8/2022

**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:**