

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 8-D-22-DP Related File Number:
Application Filed: 6/27/2022 Date of Revision:
Applicant: DAMON FALCONNIER

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: 10.68 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: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Church Density:
Sector Plan: Northwest County Sector Plan Designation: MU-SD (Mixed Use Special District), HP (Hillside a
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located south of Hardin Valley Road in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

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:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from to PC/TO in 2006 (Case # 7-K-22-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), HP (Hillside and Ridgetop Protection)
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 and related functions, subject to the 7 conditions.

Staff Recomm. (Full):

- 1) Obtaining TTCDA approval for the proposed development plans; this request is on the August 8, 2022 TTCDA Agenda.
- 2) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 3) Installation of all landscaping as shown on the 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:

This proposal is for 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.

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.

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.

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.

The Ground Area Coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR) metrics are in compliance with the Design Guidelines.

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.

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 received a waiver from the TTCDA for this requirement.

The proposed lighting plan and landscape plan are in compliance with the TTCDA Design Guidelines. 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.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

- A. The Knox County Zoning Ordinance describes the PC (Planned Commercial) zone as, "intended to provide for a unified grouping of commercial buildings which do not require or desire a central business district location...It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers."
- B. The proposed small church complex is compatible with the above uses stipulated for the PC zone.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- A. Policy 9.11: Locate community-serving commercial areas where they can be easily shared by several neighborhoods. Though this is not commercial development, it is a community-serving development. Valley Vista is a minor collector that connects Hardin Valley Road and Carmichael Road, both of which are classified roadways, making it easy to access by surrounding communities.
- B. 9.12 Locate day care centers and other neighborhood services at the edges of neighborhoods or in village centers. Locate freestanding day care facilities (those serving six or more children) on the perimeter of residential areas, on arterial or collector streets, in a manner which will not adversely affect surrounding properties. The church has a daycare component. As mentioned previously, Valley Vista Road is a collector Road easily accessed by the community.
- C. Policy 9.3: Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The church would be a one-story structure with a proposed height of 28 ft, which is consistent with the allowed height in the TO zone.

3) NORTHWEST COUNTY SECTOR PLAN

- A. The property is classified MU-SD, NWCO-5 (Mixed Use-Special District, Carmichael Road/Hardin Valley), which allows consideration of the TP (Technology Park) and (O) Office land use classifications between Pellissippi Parkway and Valley Vista Road. The descriptions of these land use classifications call for offices and research and development facilities as primary uses. A church is not incompatible with these specified land uses. The peak hours will be different from the peak hours of a professional business and the daycare facility, a secondary use of the property, could serve office professionals in the area.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

- A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

5) The planning commission may deny a development plan or use permitted on review where the above cannot be shown or where it can be shown that approval would have an adverse impact on the character of the neighborhood in which the site is located. The proposed church complex is not expected to generate any adverse impacts on the surrounding area. Its peak hours differ from the surrounding uses, and the church and daycare will serve the surrounding community.

Action: Approved **Meeting Date:** 8/11/2022

Details of Action:

Summary of Action: Approve the development plan for a church and related functions, subject to the 7 conditions.

Date of Approval: 8/11/2022 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Not applicable

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: