

▶ **FILE #:** 8-F-08-UR

AGENDA ITEM #: 79

AGENDA DATE: 8/14/2008

▶ **APPLICANT:** NEW FELLOWSHIP BAPTIST CHURCH

OWNER(S): WAYNE LAY NEW FELLOWSHIP BAPTIST CHURCH

TAX ID NUMBER: 59 P D 002

JURISDICTION: City Council District 4

▶ **LOCATION:** Northeast side of Nora Rd., southeast side of Greenway Dr.

▶ **APPX. SIZE OF TRACT:** 5.06 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Greenway Dr., a collector street with a pavement width of 20' within a 40' wide right-of-way. Secondary access is via Nora Rd., a local street.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Church with a day care center

▶ **PROPOSED USE:** School addition to existing church

HISTORY OF ZONING: The use on review for the day care center was approved in 1995

SURROUNDING LAND USE AND ZONING: North: Detached residential dwellings / R-1 residential

South: Whites Creek / F-1 floodway

East: Detached residential dwellings / R-2 residential

West: Detached residential dwellings / I-2 Industrial

NEIGHBORHOOD CONTEXT: Property in the area is zoned R-1 and R-2 Residential and I-2 Industrial. Development in the area is predominantly detached residences

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant's representative

COMMENTS:

The church was requesting consideration of a use on review for the purpose of establishing a school for grades K-5 on property that is currently owned by the church and adjacent to their other facilities. While the staff has no objection to the proposed use, the site plan as presented could not be recommended for approval.

There are two detached dwellings on individual lots that make up a portion of the site where the church wanted

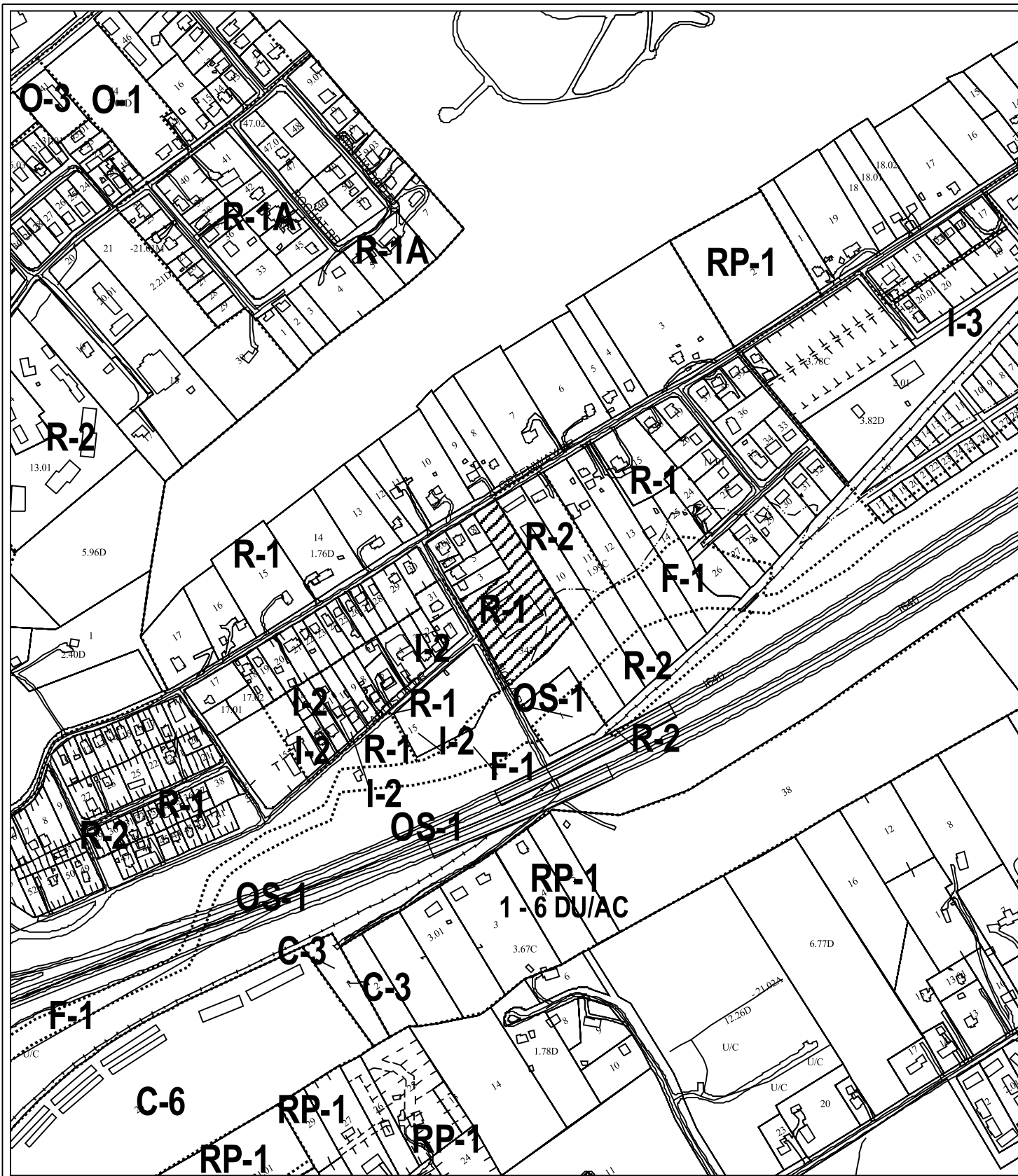
to locate the school building. Staff was told by a church representative that the houses generate rental income for the church and it is their desire to maintain them as residences. Considering that desire, the residential lots will have to be resubdivided in a manner that will create a smaller conforming lot for each house and the site plan for the school building would have required extensive modifications. This matter is being withdrawn at this time in order to permit the church an opportunity to explore their options related to this request.

If in the future the church wishes to resubmit a use on review request for the proposed school, the revised site plan should include: proposed lot boundaries, building footprint for the school and other structures on the site, a detailed parking plan, architectural elevation drawings of the proposed building, note the size and location of all existing and proposed playground areas, a statement that the school building is being designed to the standards required by the Tennessee Board of Education, a statement of the maximum number of students and employees, if the proposed school will generate more than 750 trips per day a traffic impact study will be required, a preliminary drainage will be required if the total site contains more than .5 acre of impervious area


ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



8-F-08-UR
 USE ON REVIEW

 School addition to existing church in R-1 (Low Density Residential)

Original Print Date: 07/21/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: New Fellowship Baptist Church
 Map No: 59
 Jurisdiction: City



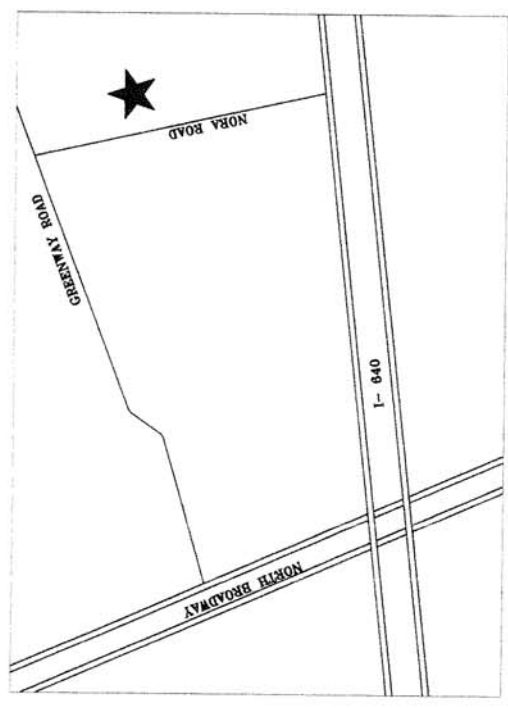
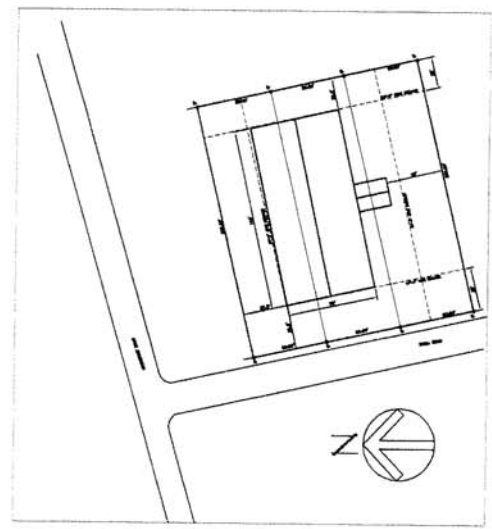
NEW FELLOWSHIP BAPTIST CHURCH 424 NORA ROAD

OWNER

NEW FELLOWSHIP BAPTIST CHURCH
424 Nora Road
Knoxville, Tennessee 37918
CONTACT: Glen Savage
PHONE: 865-556-0104

ENGINEER

CRITERIUM-CORUM ENGINEERS
2916 TAZEWELL PIKE SUITE H
KNOXVILLE, TENNESSEE 37918
CONTACT: Ron Corum
OFFICE: (865) 689-1663
FAX: (865) 381-1253
E-MAIL: www.criterium-corum.com

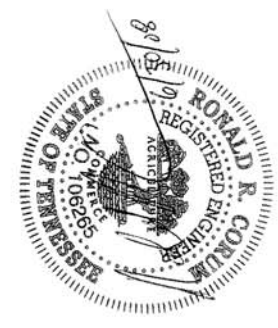


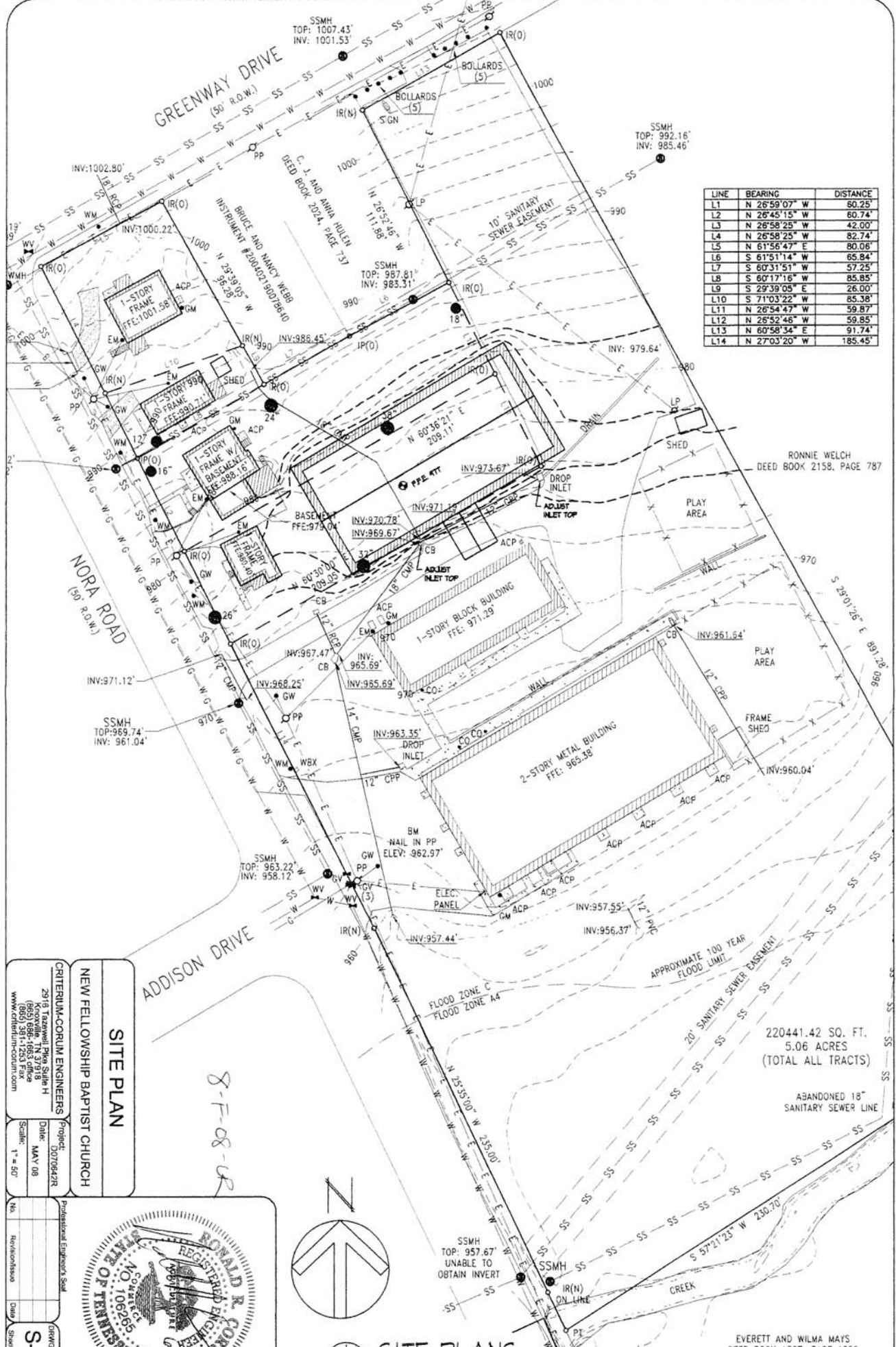
1 Site Diagram
SCALE: 1" = 100'-0"

2 Key Map
SCALE: Not to Scale
In Model Space

DRAWING INDEX

- | | | |
|-----|----------------------------|--------|
| S-1 | SITE PLAN | |
| S-2 | PARKING PLAN | |
| A-1 | FOUNDATION PLAN | 7/7/08 |
| A-2 | FLOOR PLAN | |
| A-3 | ELEVATION | |
| A-4 | PARTIAL BUILDING SECTION | |
| A-5 | BUILDING SECTION & DETAILS | |
| A-6 | WALL SECTION | |
| E-1 | ELECTRICAL PLANS | |
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- 8-F-08-UR



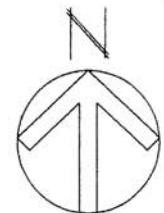


SITE PLAN

NEW FELLOWSHIP BAPTIST CHURCH

CRITERIUM-CORUM ENGINEERS
 2319 Tazewell Pike Suite H
 Knoxville TN 37918
 (605) 688-1653 office
 (605) 688-1653 cell
 www.criterium-corum.com

Project: 2070842R
 Date: MAY 08
 Scale: 1" = 80'



SITE PLANS

MPC August 14, 2008

Agenda Item # 79

EVERETT AND WILMA MATS
 DEED BOOK 1587, PAGE 1050

220441.42 SQ. FT.
 5.06 ACRES
 (TOTAL ALL TRACTS)

ABANDONED 18" SANITARY SEWER LINE

APPROXIMATE 100 YEAR FLOOD LIMIT

FLOOD ZONE C
 FLOOD ZONE A4

ADDISON DRIVE

NORA ROAD

GREENWAY DRIVE

BRUCE AND NANCY WEBB
 INSTRUMENT #20040230078610
 N 23°39'05" W
 26.36'

SSMH
 TOP: 1007.43'
 INV: 1001.53'

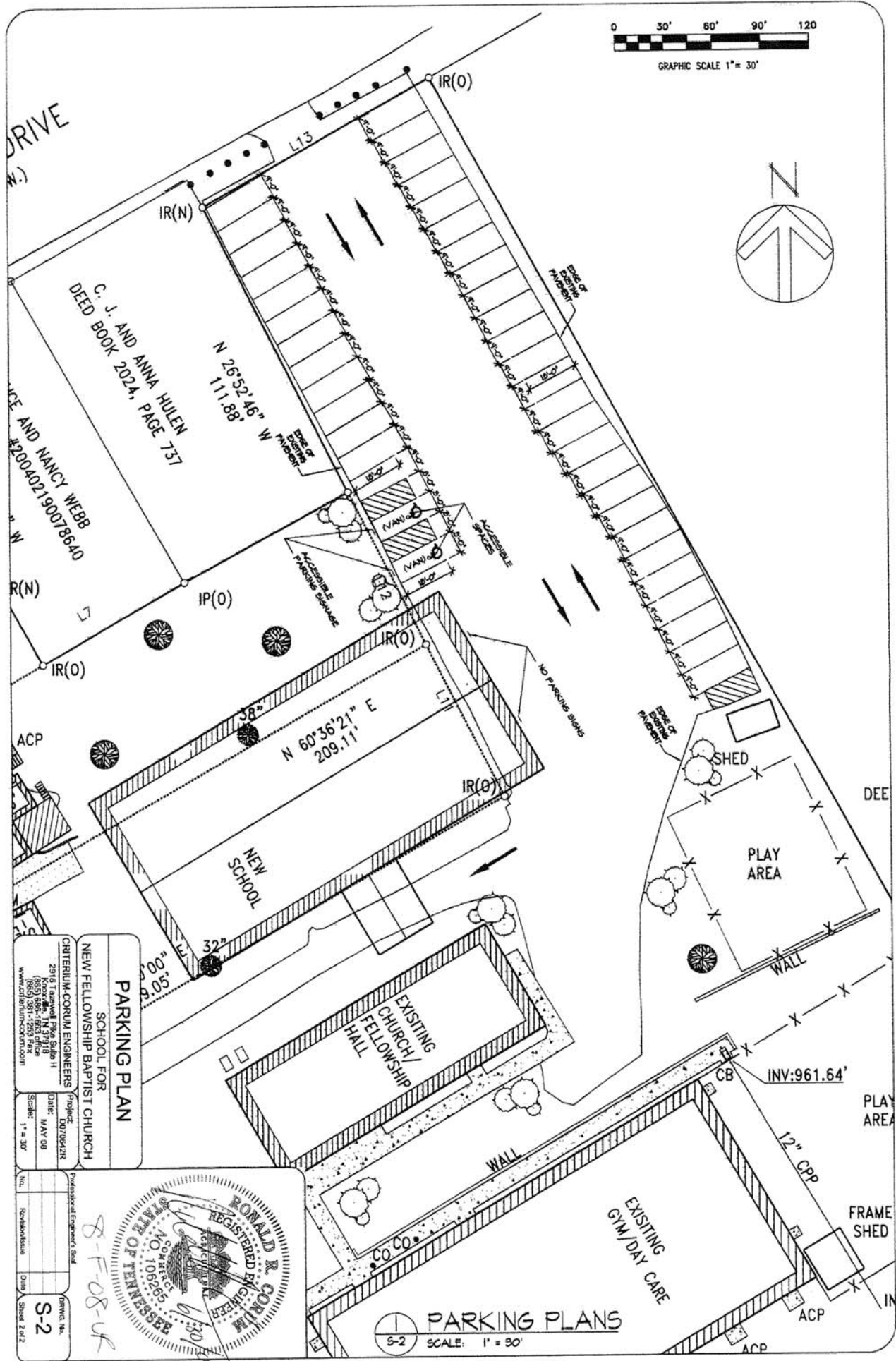
SSMH
 TOP: 992.16'
 INV: 985.46'

SSMH
 TOP: 963.22'
 INV: 958.12'

SSMH
 TOP: 957.67'
 UNABLE TO OBTAIN INVERT

RONNIE WELCH
 DEED BOOK 2158, PAGE 787

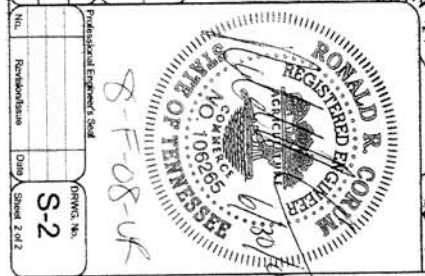
EVERETT AND WILMA MATS
 DEED BOOK 1587, PAGE 1050



PARKING PLAN
 SCHOOL FOR
 NEW FELLOWSHIP BAPTIST CHURCH

CRITERIUM-CORNUM ENGINEERS
 2919 1/2 Laurel Park Circle II
 (865) 966-1663 office
 (865) 381-1253 fax
 www.criteriumcornum.com

Project: D0709212
 Date: MAY 08
 Scale: 1" = 30'

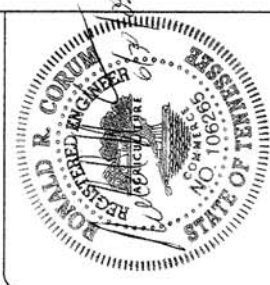


PARKING PLANS
 SCALE: 1" = 30'

GENERAL NOTES

1. LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS.
2. DIMENSIONS SHOWN ARE NOMINAL
3. FRAMING IS STEEL (18 GA.) 2 x 4 OR 2 x 6 AS NOTED.
4. ALL WALLS INSIDE SURFACE IS 1/2" DRYWALL, SCREW ATTACHED.
5. ALL PAINT ON DRYWALL TO BE FLAT LATEX OVER PRIMER COAT.
6. FINISH ON DOORS AND FRAMES ARE SEMIGLOSS LATEX ENAMEL.

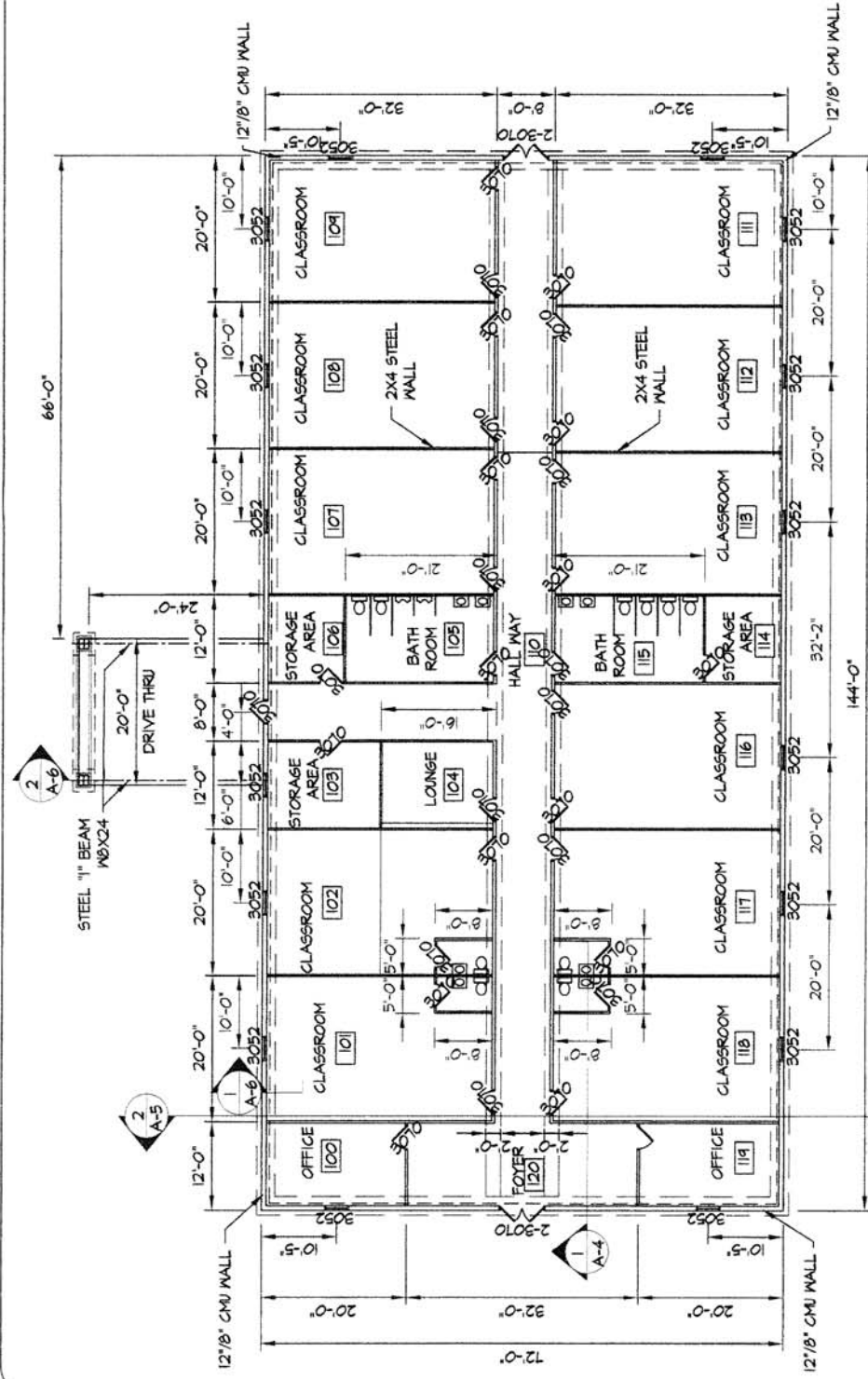
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Professional Engineer's Seal
 No. _____
 Date _____
 Title _____

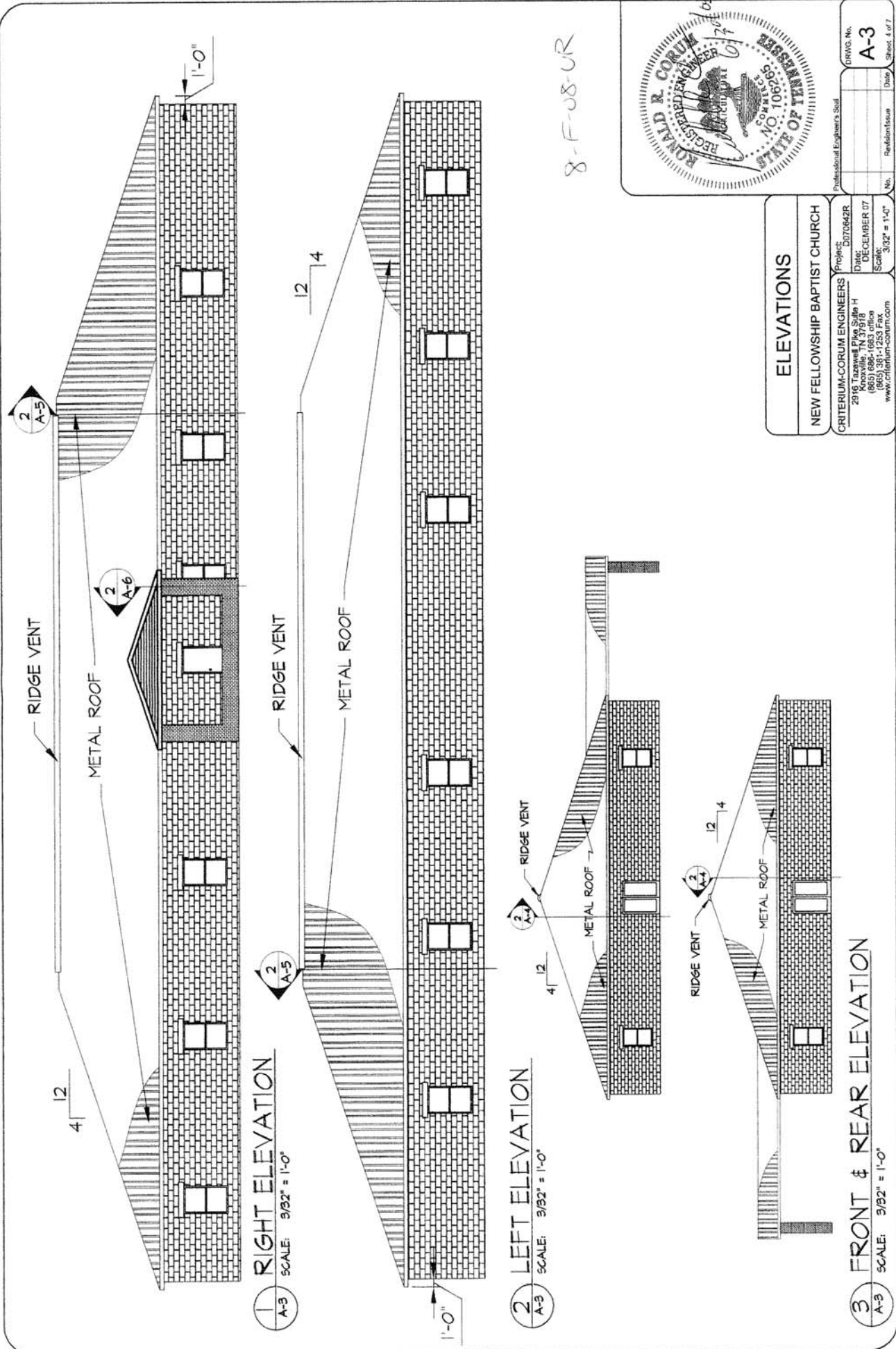
FLOOR PLAN

NEW FELLOWSHIP BAPTIST CHURCH
 CRITERIUM-CORUM ENGINEERS
 Project: D070942R
 Date: DECEMBER 07
 Scale: 1/16" = 1'-0"
 2318 Tazewell Blvd, Suite 111
 Knoxville, TN 37918
 (865) 696-1663 office
 (865) 696-1663 cell
 www.criterium-corum.com



ROOM NO.	FLOOR	BASE	WALL	CEILING	COMMENTS
100 OFFICE	CARPET	WOOD	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	
101 & 102 CLASSROOM	VINYL	VINYL	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	
103 STORAGE AREA	CARPET	WOOD	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	
104 LOUNGE	CARPET	WOOD	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	
105 BATHROOM	VINYL	VINYL	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	
106 STORAGE AREA	VINYL	VINYL	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	
107 & 108 CLASSROOM	VINYL	VINYL	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	
109 HALLWAY	VINYL	VINYL	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	
110 STORAGE AREA	VINYL	VINYL	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	
111 BATHROOM	VINYL	VINYL	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	
112 & 113 CLASSROOM	VINYL	VINYL	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	
114 STORAGE AREA	VINYL	VINYL	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	
115 BATHROOM	VINYL	VINYL	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	
116 & 118 CLASSROOM	CARPET	WOOD	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	
119 OFFICE	VINYL	VINYL	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	
120 Foyer	CARPET	WOOD	1/2" DRYWALL, PRIME & PAINTED	5/8" DRYWALL, TEXTURED	

1 FLOOR PLANS
 SCALE: 1/16" = 1'-0"



1 RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

2 LEFT ELEVATION
SCALE: 3/32" = 1'-0"

3 FRONT & REAR ELEVATION
SCALE: 3/32" = 1'-0"

8-F-08-UR



ELEVATIONS	
NEW FELLOWSHIP BAPTIST CHURCH	
CRITERIUM-CORUM ENGINEERS 2916 Tazewell Pike Suite H Knoxville, TN 37918 (865) 598-0000 (865) 581-1253 Fax www.criterium-corum.com	Project: B070642R Date: DECEMBER 07 Scale: 3/32" = 1'-0"
Professional Engineer's Seal	ORANS. No. A-3 Date / Revision Issue