



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 10-I-08-UR

AGENDA ITEM #: 70

AGENDA DATE: 10/9/2008

▶ **APPLICANT:** FAITH PROMISE CHURCH

OWNER(S): JOSH WHITEHEAD FAITH PROMISE CHURCH

TAX ID NUMBER: 89 222.01 & 223 & 103-091.02

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of Pellissippi Pkwy., southeast of Horseshoe Bend Ln.

▶ **APPX. SIZE OF TRACT:** 35 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Horseshoe Bend Ln. and Faith Promise Ln. Both are classified as local streets and have a pavement width of 26' within 50' rights-of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** BP (Business and Technology) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Church and vacant land

▶ **PROPOSED USE:** Church expansion

HISTORY OF ZONING: The last expansion of this church was approved by MPC in 2003 (12-C-03-UR)

SURROUNDING LAND USE AND ZONING: North: Business Park / BP/TO commercial

South: Vacant land / BP/TO commercial

East: Vacant land / BP/TO commercial

West: Vacant land / BP/TO commercial

NEIGHBORHOOD CONTEXT: The site is located in the Horseshoe Bend Commercial Park. The lots surrounding this site are vacant. Beaver Creek adjoins the site along the eastern boundary. Pellissippi Parkway forms western boundary.

STAFF RECOMMENDATION:

▶ **APPROVE the request for the church expansion as shown on the development plan subject to 9 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all requirements of Article 3, Section 3.90 of the Knox County Zoning Ordinance dealing with on and off premise signs.
3. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all relevant requirements of the Knox County Dept. of Engineering and Public Works.
5. Widening Horseshoe Bend Rd. as required by the Knox County Dept. of Engineering and Public Works to

accommodate the multiple lanes of entering and exiting traffic.

6. Implementing the recommendations of the traffic impact study as required by the Knox County Dept. of Engineering and Public Works
7. Erecting temporary traffic control signs to warn motorist on north bound Pellissippi Parkway of the rolling roadblocks and traffic congestion as may be permitted by the Tenn. Dept. of Transportation
8. Meeting all other applicable requirements of the Tenn. Dept. of Transportation
9. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
10. Prior to obtaining any building permit, combine the parcels that make up this site into one parcel via the subdivision process.
11. Approval of a Certificate of Appropriateness for a building permit from the Tennessee Technology Corridor Development Authority.
12. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval in the BP and OB Zones and the other criteria for approval of a use on review.

COMMENTS:

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed church expansion will add additional traffic congestion in the immediate area for a limited amount of time on Sunday mornings. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial or residential uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed church expansion is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas,
2. The plan meets all requirements of the Zoning Ordinance.

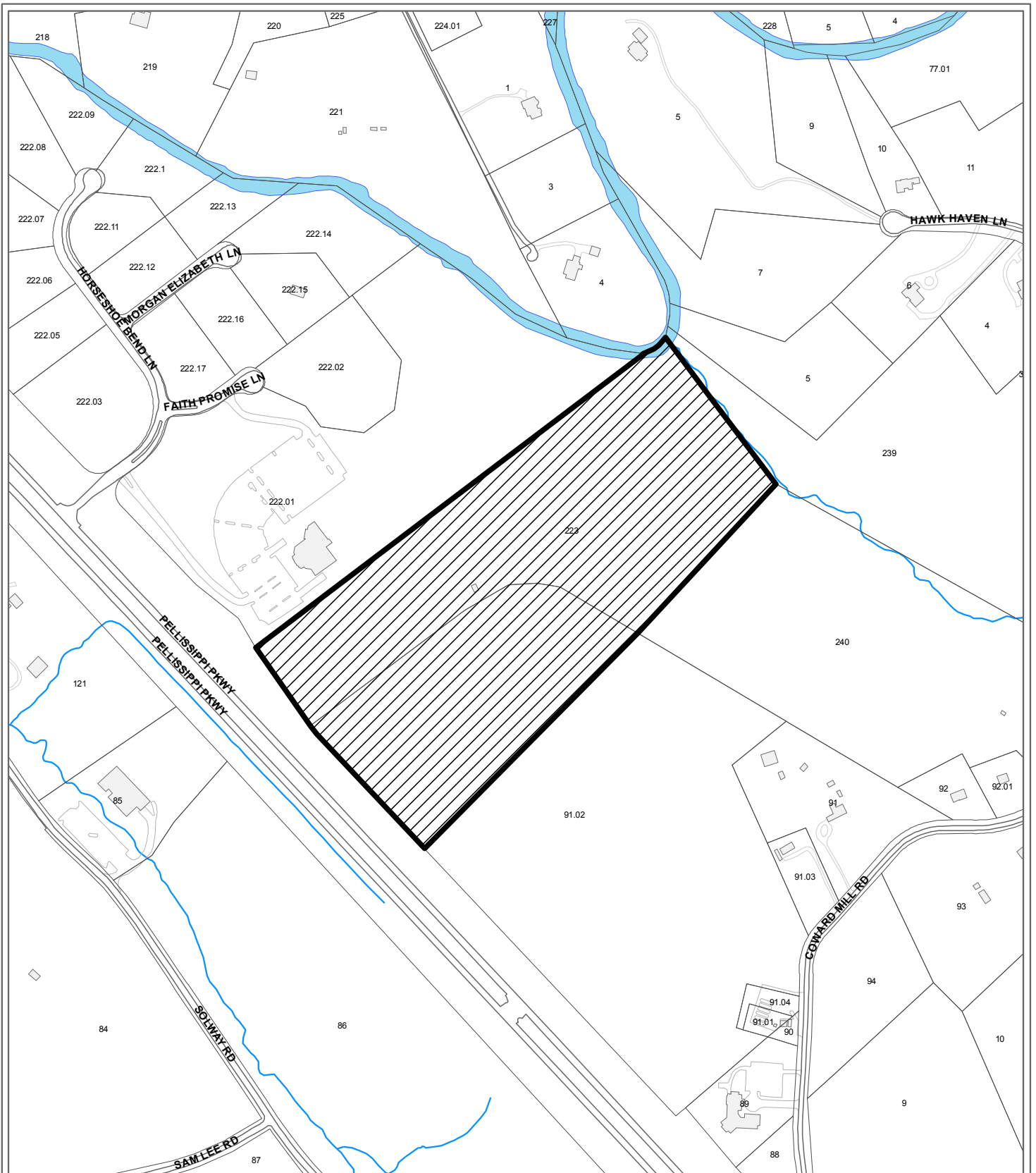
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knox County Northwest Sector Plan which proposes commercial uses for this area.

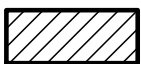
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**10-I-08-UR
USE ON REVIEW**

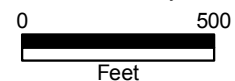


Church expansion in BP (Business and Technology) / TO (Technology Overlay)

Petitioner: Faith Promise Church

Map No: 89

Jurisdiction: County



Original Print Date: 10/1/2008

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



MICHAEL VERSEN & ASSOCIATES
 LANDSCAPE ARCHITECTURE AND PLANNING
 3465 ALBEMARLE COURT EAST
 KNOXVILLE, TN 37909
 (615) 594-7344

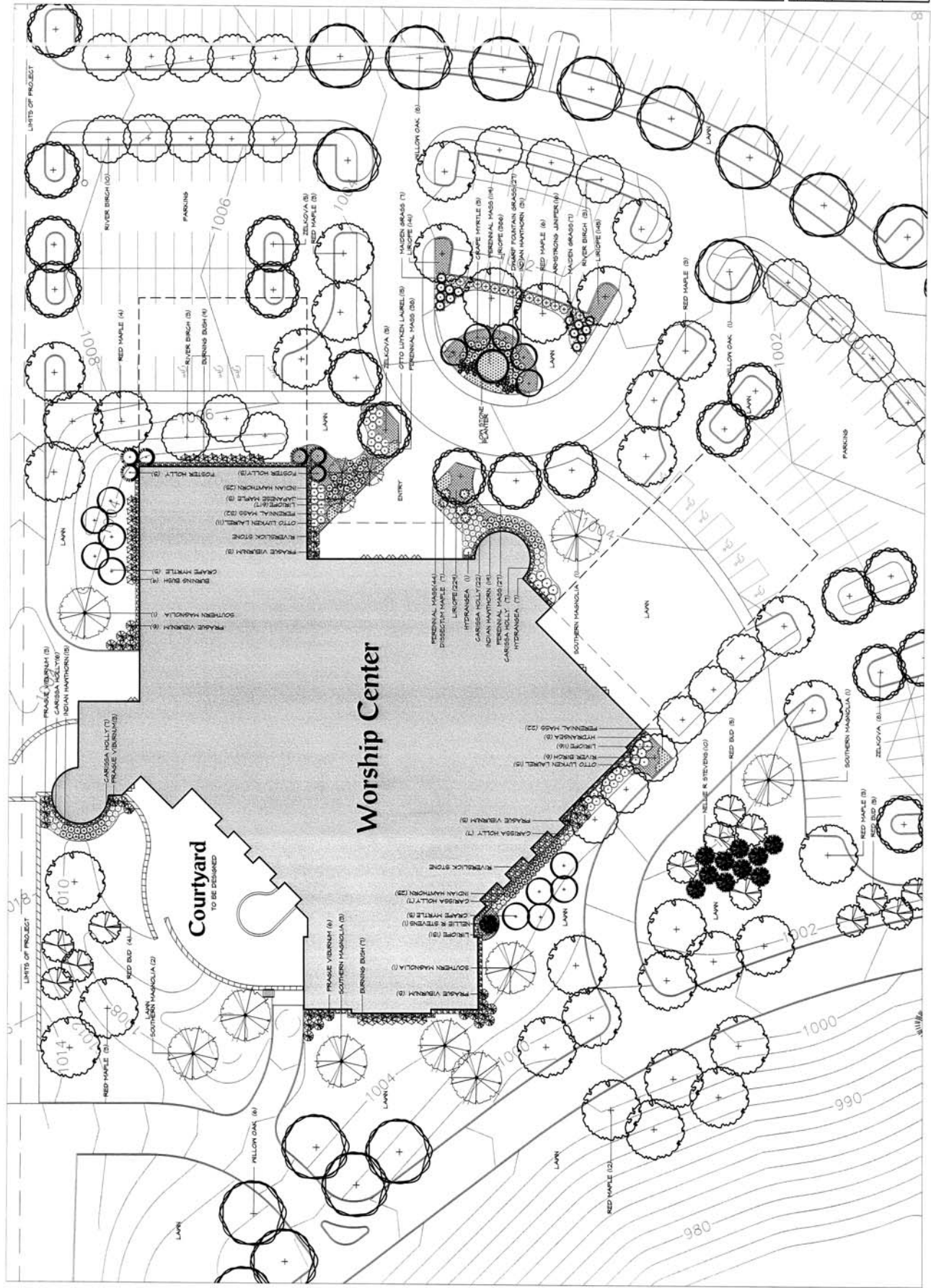
FAITH PROMISE CHURCH
 Knoxville, Tennessee

Planting Plan

DATE: 08/04/08
 DRAWN BY: TAYLOR RUT
 CHECKED BY: SEPT 25, 2008
 PROJECT NO: 080101
 SHEET NO: 01



L-2



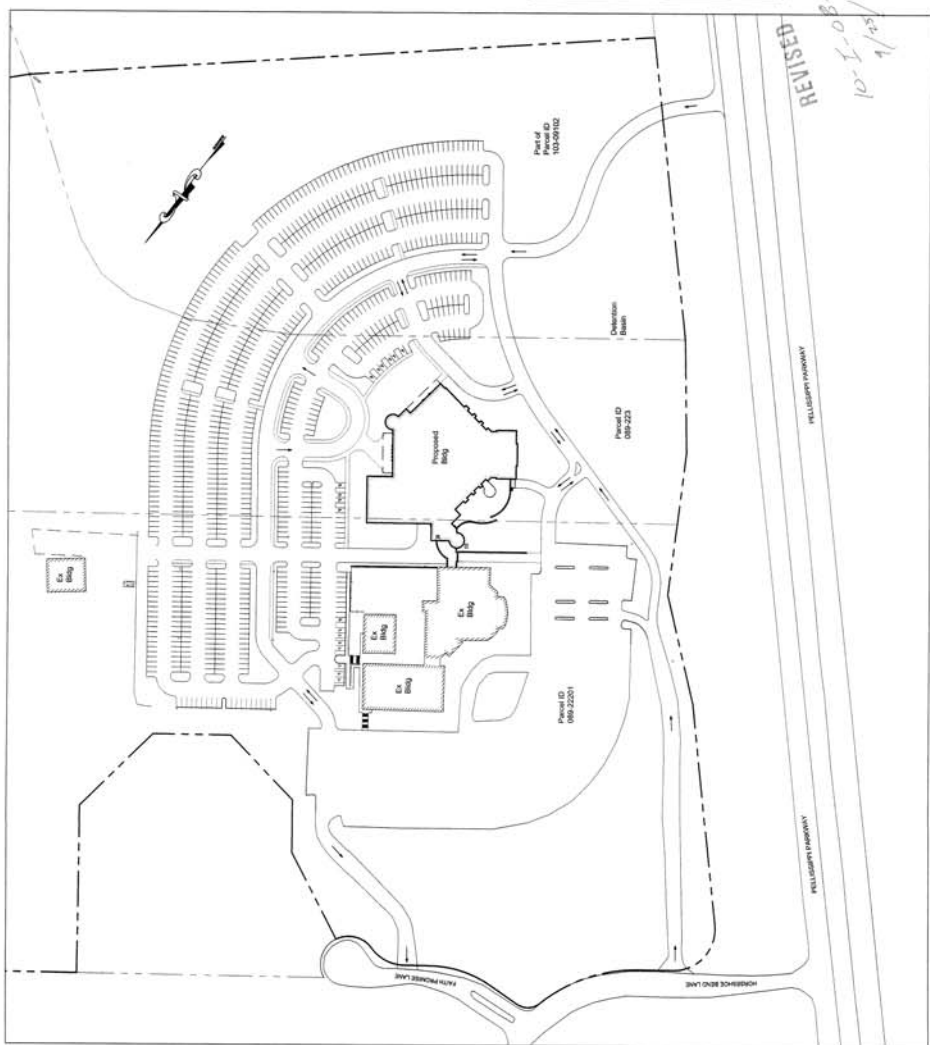
No.	Date	Revisions per TFCOA and MPC
1	3-28-08	Comments

For Use on
Review
Not For
Construction

Created By	CDB
Checked	EJB
Approved	EJB
Job No.	2008042
Scale	1"=100'
Date	9-25-08

C100
Sheet No.

SITE PLANS
FOR
**FAITH PROMISE
CHURCH**
SEPTEMBER 2008
KNOXVILLE, TENNESSEE



REVISIONS
10-1-08
1/25/08

- GENERAL NOTES**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE INFORMATION PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR MUST CALL TENNESSEE ONE CALL AND ANY UTILITY THAT DOES NOT RESPOND TO THE ONE CALL SERVICE SHALL BE LOCATED BY THE CONTRACTOR. TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REQUEST THE UTILITIES TO BE LOCATED AND TO VERIFY THE LOCATION, TO WHICH THEY WILL BE MARKED WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 2. OWNER: FAITH PROMISE CHURCH
10740 FAITH PROMISE LANE
KNOXVILLE, TENNESSEE 37941
PH. 865-251-2286
 3. SURVEY BY: LAND DEVELOPMENT SOLUTIONS
210 SIMMONS ROAD, SUITE K
KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281
 4. PROPERTY IS LOCATED IN KNOX COUNTY AND IS ZONED BP A 10.
 5. LOT COVERAGE - APPROX. 60.7 ACRES.
 6. EXISTING PARKING REQUIRED - 345 SPACES
EXISTING PARKING PROVIDED - 381 SPACES
NEW PARKING PROVIDED - 880 SPACES



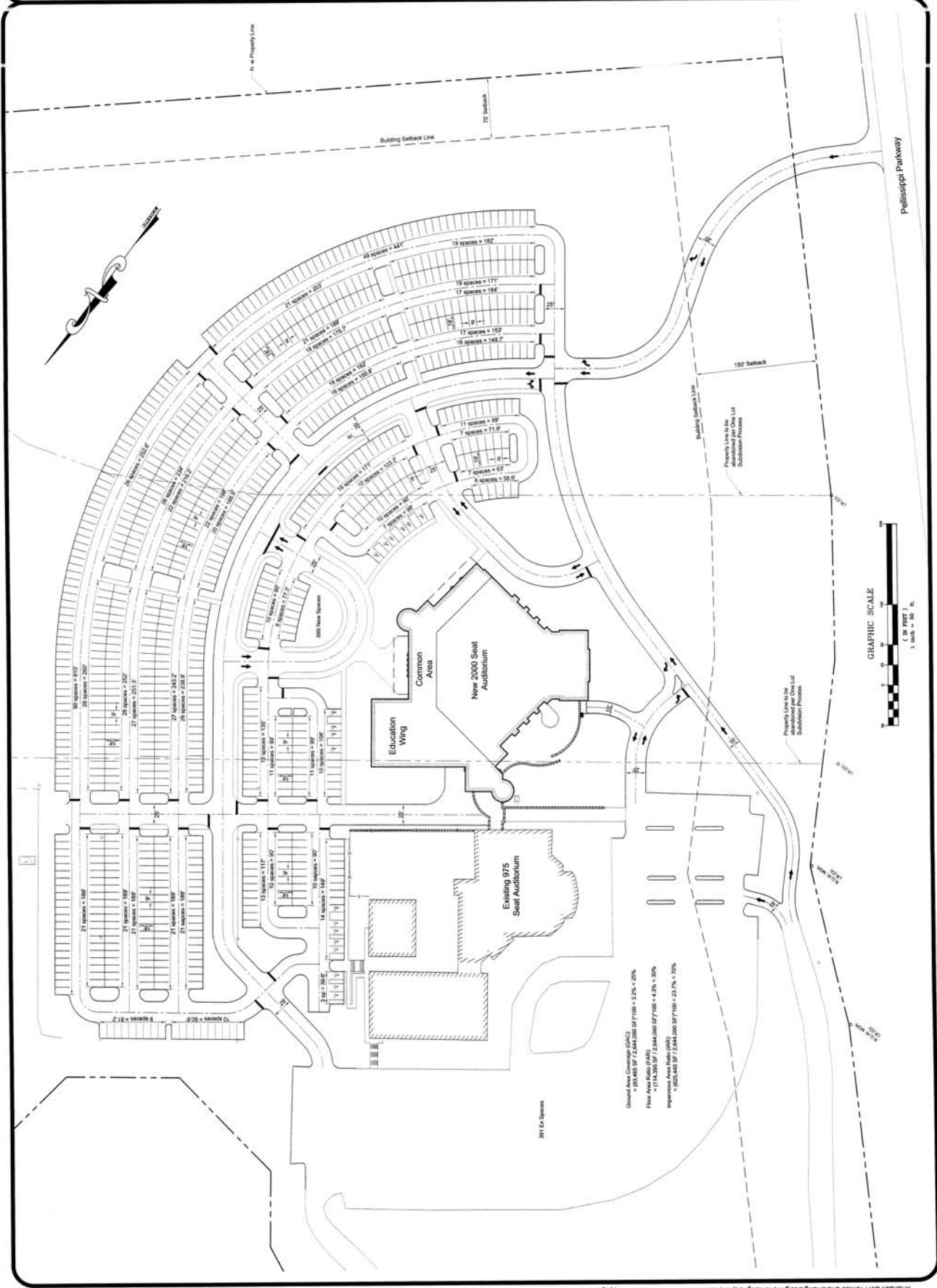
X:\CAD\Faith Promise Church\Design\C100.dwg Sep 24, 2008 - 10:30am drcrow - LDS Copyright 2008

No.	Date	Revisions
1	9-25-08	Completed per TCOA and MFC
2		
3		

For Use on Review Not For Construction

Quantity	CDIB
Checked	E.B.B.
Approved	E.B.B.
Date	9/25/08
Scale	1"=50'
Sheet No.	9-05-08
Project No.	2008-02

C101



Ground Area Coverage (GAC)
= (83,665 SF / 2,644,036 SF) * 100 = 3.16% ± 0.05%
Floor Area Ratio (FAR)
= (118,350 SF / 2,644,036 SF) * 100 = 4.5% ± 0.05%
Impervious Area Ratio (IAR)
= (102,442 SF / 2,644,036 SF) * 100 = 3.87% ± 0.05%

X:\Chairs\Faith Promise Church\Design\C101.dwg Sep 24, 2008 - 10:28am draw - LDS Copyright 2008

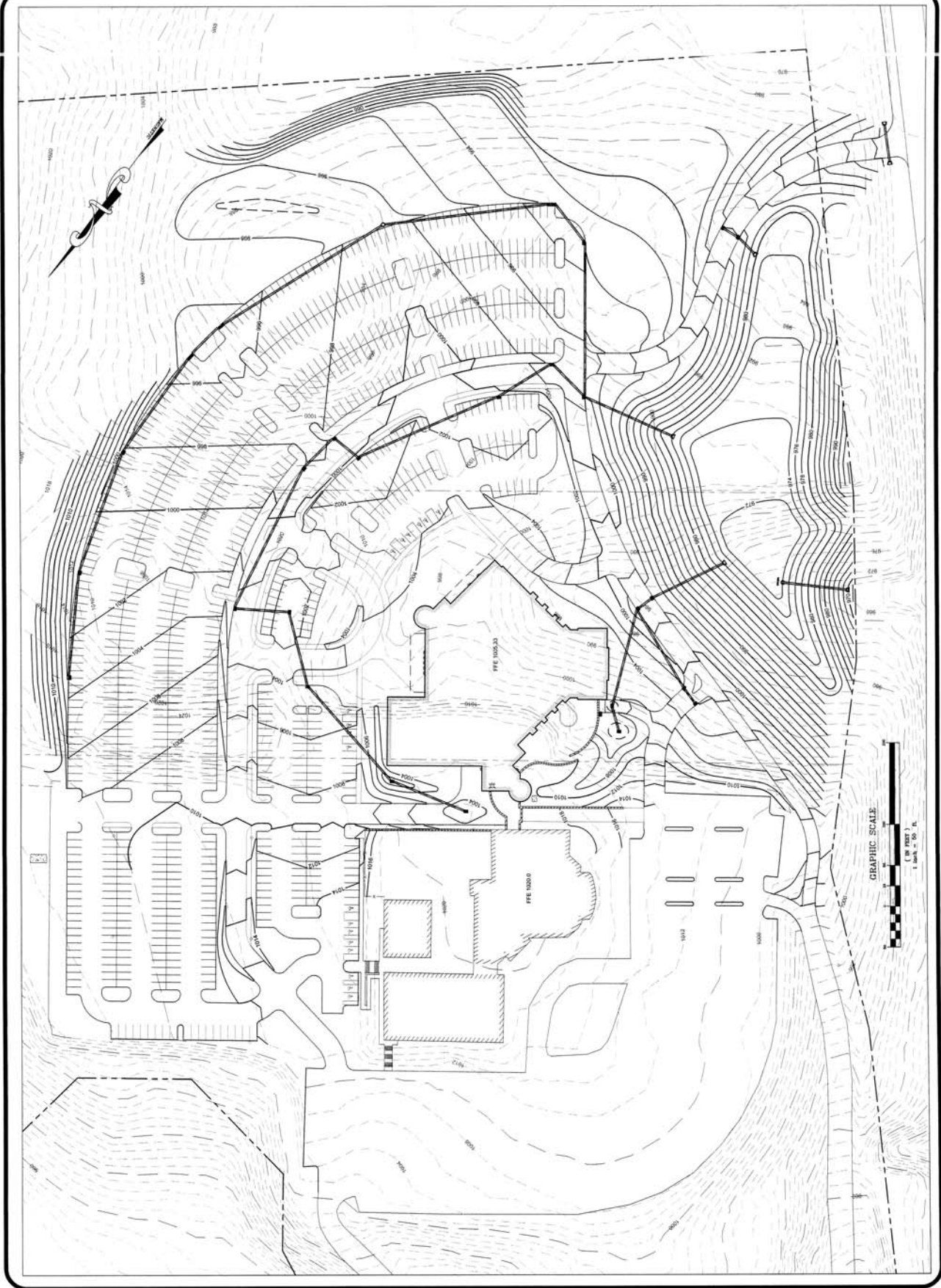



1	9-25-08	Revisions per TFCM and MPC
2	08-28-08	Revisions

For Use on
Review
Not For
Construction


Drawn By	C208
Checked	EJB
Approved	EJB
Date	2/28/08
Scale	1"=50'
Sheet	C201

C201






STATE OF MISSISSIPPI
ARCHITECTURAL BOARD
COMMERCIAL DIVISION



faith promise
CHURCH



LPHI ARCHITECTS
1000 N. GULF BLVD., SUITE 100
DALLAS, TEXAS 75201
PHONE: 972.443.1111
WWW.LPHIARCHITECTS.COM

PROJECT NUMBER
902.00

ISSUE DATE
09/24/08

PROJECT BY
MPO, SC

CHECKED BY
MPO

DATE PLOTTED
09/24/08

A3.1

EXTERIOR ELEVATIONS

04
NORTHEAST ELEVATION
1/8" = 1'-0"

03
SOUTHEAST ELEVATION
1/8" = 1'-0"

02
SOUTH ELEVATION
3/32" = 1'-0"

01
NORTH ELEVATION
1/8" = 1'-0"

DATE PLOTTED: 9/23/2008 2:35 PM
 P:\02 Faith Promise Church - K:\ARCH\DWGS\SB\MTTAL 01-21-08\902A3-01.rvt K:\MTTAL 902A3.rvt

