

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

▶ **FILE #:** 12-D-10-UR

AGENDA ITEM # 43

AGENDA DATE: 12/9/2010

▶ **APPLICANT:** FAITH PROMISE CHURCH

OWNER(S): Josh Whitehead

TAX ID NUMBER: 89 22201 & 223 PART OF 103-09102

JURISDICTION: County Commission District 6

▶ **LOCATION:** South side of Faith Promise Ln., northeast side of Pellissippi Pkwy.

▶ **APPX. SIZE OF TRACT:** 60 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Horseshoe Bend Lane and Faith Promise Lane, both classified as local streets, with 26 ft. pavement widths within 50 ft. 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 and parking expansion

HISTORY OF ZONING: Expansions to the church were approved in 2003 (12-C-03-UR), 2008 (10-I-08-UR) & 2010 (10-F-10-UR)

SURROUNDING LAND USE AND ZONING: North: Horseshoe Bend Business Park / BP commercial & technology overlay

South: Vacant land / BP commercial & technology overlay

East: Rural residential / BP commercial & technology overlay & A agricultural

West: Vacant land / BP commercial & technology overlay

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 11 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 requirements of the Knox County Dept. of Engineering and Public Works.
5. Implementing the recommendations of the 2008 traffic impact study as required by the Knox County Dept. of Engineering and Public Works
6. Erecting temporary traffic control signs to warn motorists on north bound Pellissippi Parkway of the rolling roadblocks and traffic congestion as contained in a traffic control plan prepared by a qualified engineer
7. Construction of the off ramp from Pellissippi Parkway as shown on the site plan per the requirements of the Tenn. Dept. of Transportation and meeting all other applicable requirements of the Tenn. Dept. of Transportation
8. Provision of an access easement across the church site to the benefit of the Kemp Fain Trustee property (Map 103 parcel 09102). This easement is to be located in the general area of the proposed Cherahala Bv. extension
8. 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.
9. Prior to obtaining any building permit, combine the parcels that make up this site into one parcel via the subdivision process.
10. Approval of a Certificate of Appropriateness for a building permit from the Tennessee Technology Corridor Development Authority.
11. 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:

Faith Promise Church received approval for a major expansion to their facilities at the October 14, 2010 MPC meeting. When the expansion is completed the main worship areas will contain 3159 seats. The plan as approved depicted the site containing 1109 parking spaces which is approximately 50 more parking spaces than minimally required by the Zoning Ordinance. After consideration, the applicant determined that the parking as previously approved would not meet their needs. They are now proposing to provide parking for up to 1247 vehicles.

In order to minimize traffic congestion and improve safety, the church currently uses rolling road blocks at peak times which allows traffic smoothly exit the site. As part of this expansion plan the church obtained approval of an off ramp from Pellissippi Parkway. The off ramp is currently under review by the Tenn. Dept. of Transportation (TDOT). MPC staff has informed the applicant's engineer that the expansion plan would be recommended for approval contingent on TDOT approval of the exit ramp.

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

1. The proposed church parking expansion will add additional traffic congestion in the immediate area for a limited amount of time on Sunday mornings.
2. All utilities are in place to serve this site.
3. 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 parking 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

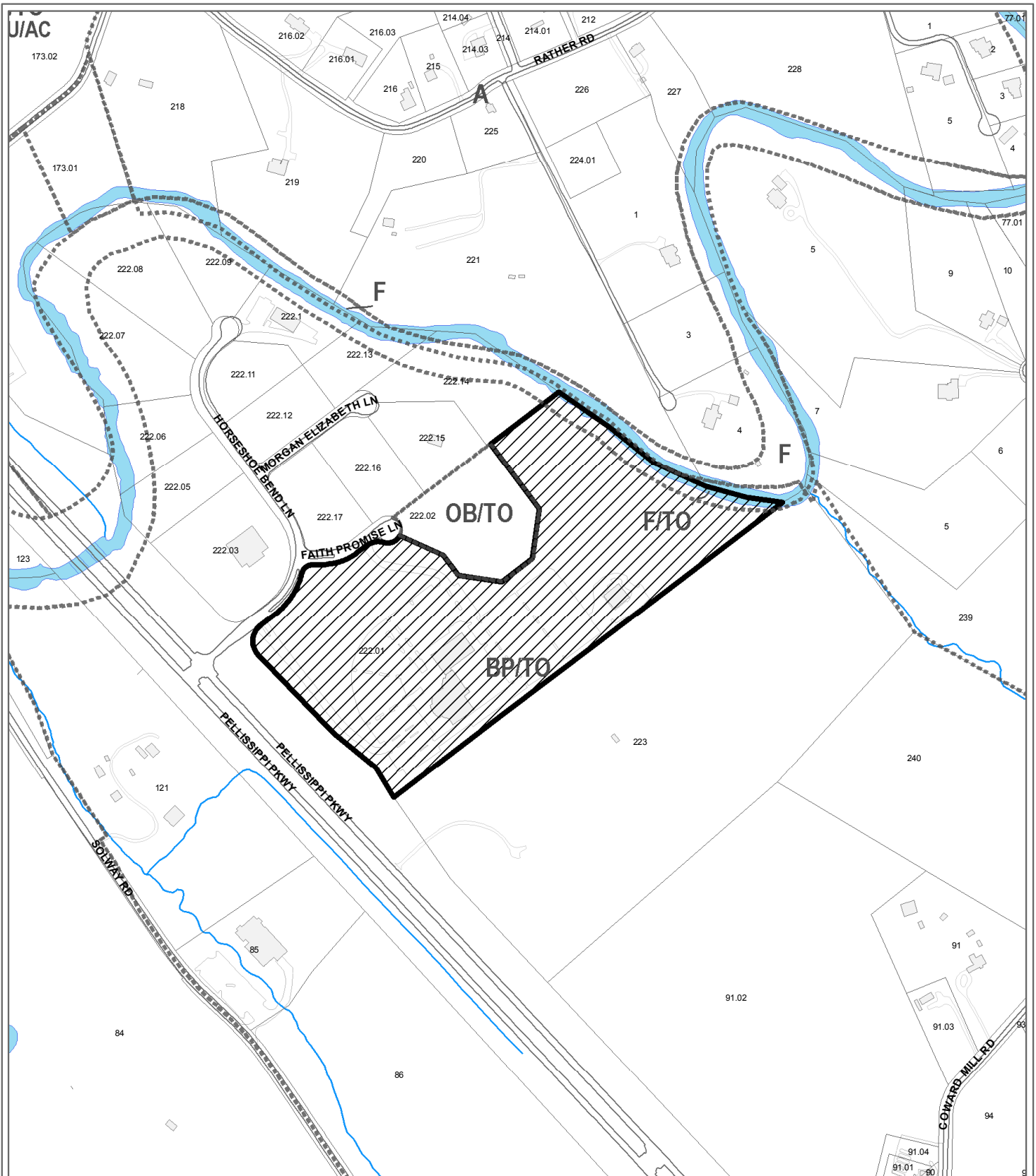
1. The request conforms with the Knox County Northwest Sector Plan which proposes commercial uses for

this area.

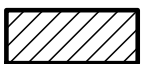
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**12-D-10-UR
USE ON REVIEW**

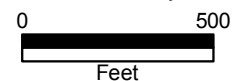


Church and parking expansion in BP (Business and Technology) & TO (Technology Overlay)

Petitioner: Faith Promise Church

Map No: 89

Jurisdiction: County

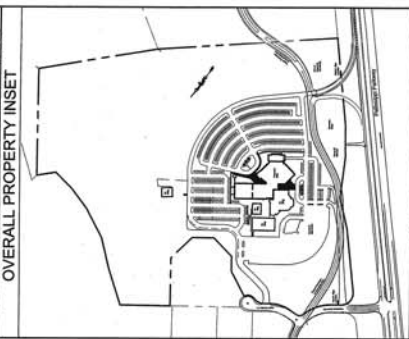
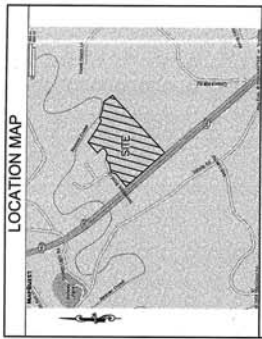
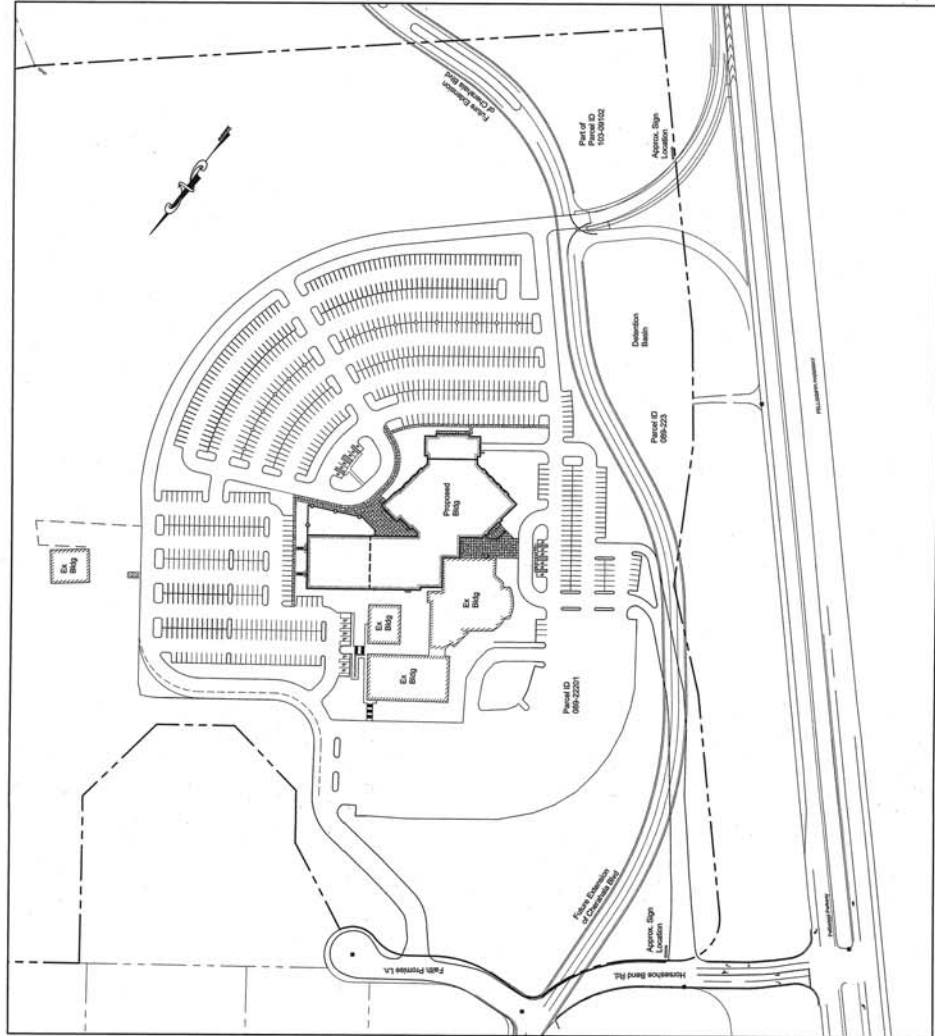


Original Print Date: 11/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

SITE PLANS FOR FAITH PROMISE CHURCH

October 2010
KNOXVILLE, TENNESSEE

- Sheet List**
- C000 - Site Plan Title Sheet
 - C101 - Site Layout Plan
 - C201 - Site Grading Plan
 - L-1 - Overall Planting Plan & Notes
 - L-2 - Planting Plan



GENERAL NOTES

- The contractor is specifically instructed that the location specific details of existing utilities as shown on these plans is based on records and where possible, field verification. The contractor must call Tennessee One Call and verify the location of all utilities at least 72 hours before any excavation, to protect the safety of the project. All excavations shall be in accordance with the requirements of existing utilities which conflict with the proposed improvements shown on these plans.
- Owner: Faith Promise Church
12742 Faith Promise Lane
Knoxville, TN 37921
- Survey by: Lead Development Solutions
310 Simmons Road, Suite K
Knoxville, TN 37922
PH: 865-271-2281
- Property is located in Knox County and is zoned GP & T3.
- Lot coverage = Approx. 62% area.
- Existing parking provided = 423 spaces (including 16 accessible spaces)
- Proposed parking provided = 1129 spaces (including 28 accessible spaces)
- Total Parking Provided = 1129 spaces (including 28 accessible spaces)

12-D-10-02

10/25/0

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

LANU
DEVELOPMENT
SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 865-671-2281

Site Plan Title Sheet

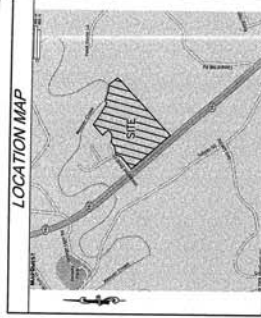
Use on
Review

Drawn by:	CDB
Checked by:	ELB
App. no.:	210009
Job no.:	1-1007
Date:	10-25-10

C000

Sheet No.

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GENERAL NOTES

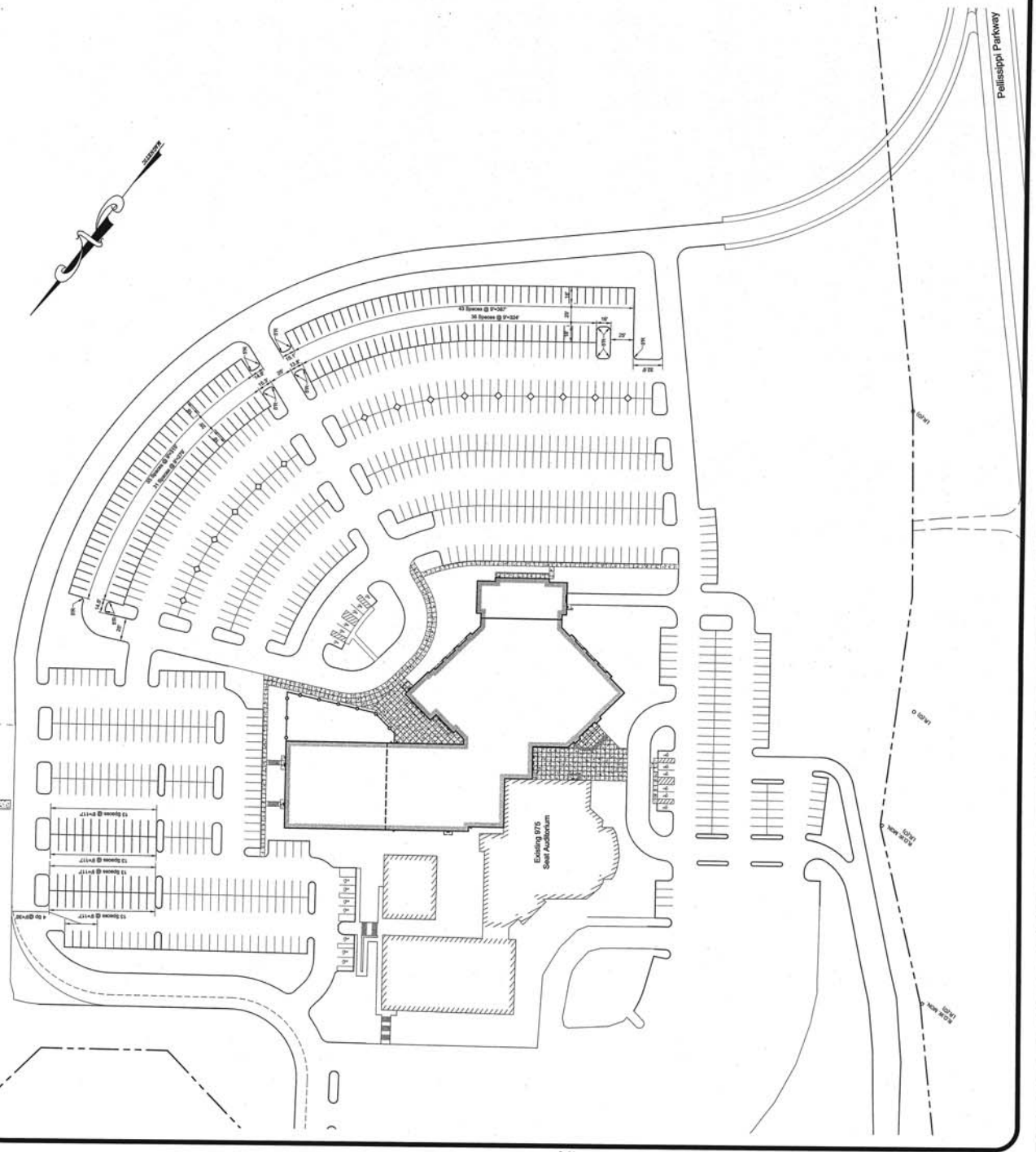
- The contractor is specifically conditioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible, a utility survey. The contractor must call Tennessee One Call and any other utility companies to locate all utilities within the project limits. The contractor is responsible for obtaining all necessary permits and for obtaining all necessary information to report work to be done to all utilities within 72 hours before any work is started. The contractor is responsible for obtaining all necessary information to report work to be done to all utilities within 72 hours before any work is started.
- Owner: Faith Promise Church
10742 Faith Promise Lane
Knoxville, TN 37921
PH. 865-251-2288
- Survey by: Land Development Solutions
310 Simmons Road, Suite K
Knoxville, TN 37922
PH. 865-671-2281
- Property is located in Knox County and is zoned GP & T1.
- Lot coverage = Approx 63.7 acres.

LAYOUT NOTES

- All dimensions to curb line reference face of curb - see detail.
- See Utility Plan for existing utility locations. See Grading and Erosion Control Plan for proposed utility locations.
- Existing Parking Spaces to remain = 1048 (including 28 accessible spaces)
New Parking = 2051
Total Parking Provisions = 1257 (including 28 accessible spaces)
- Ground Area Coverage (GAC) = 91.21% of 2,613,000 sq ft = 6,829,000 sq ft
- Floor Area Ratio (FAR) = 103,200 sq ft / 2,613,000 sq ft = 3.95%
- Impervious Area Ratio (IAR) = 893,445 sq ft / 2,613,000 sq ft = 34.2%

LEGEND

- EXISTING SIDEWALK
- PROPERTY LINE
- EXISTING CURB LINE
- NEW CURB LINE
- EXISTING SIDEWALK EDGE
- EXISTING SIDEWALK EDGE



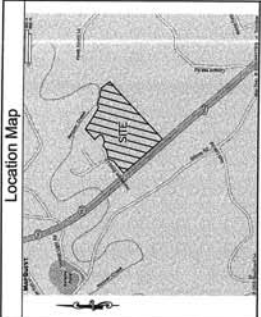
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NO.	DATE	REVISION

Use on Review

C. Issued By:	CDB
C. Checked:	EBB
C. Approved:	EBB
J. File No.:	210006
J. Issue Date:	10-25-10
J. Revision:	

C201
Sheet No.



General Notes

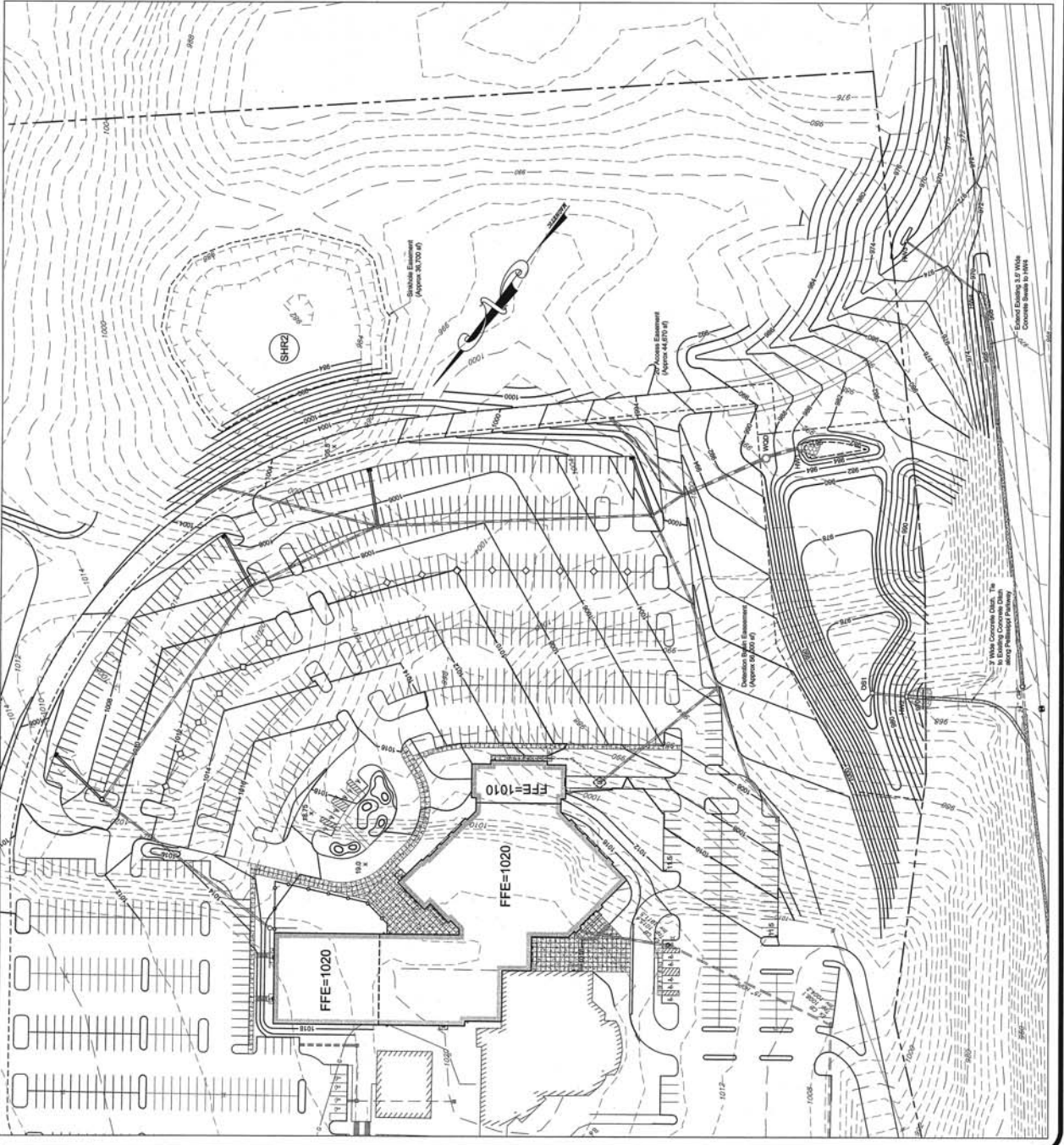
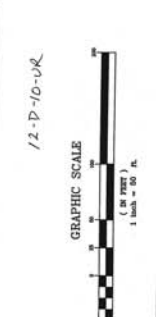
- The contractor is specifically cautioned that the location and/or elevation of any structure shown on this plan shall be in accordance with the applicable zoning ordinance and the minimum setbacks in this plan. This information is not to be used as a substitute for a site plan or other documents. The contractor shall call the local zoning authority for more information. A site plan shall be submitted to the local zoning authority for review and approval. It shall be the responsibility of the contractor to obtain all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.
- Owner: Faith Promise Church, 10702 Faith Promise Lane, Knoxville, TN 37922, Ph. 606-251-2290
- Survey By: Land Development Solutions, 310 Simmons Road, Suite K, Knoxville, TN 37922, Ph. 606-671-2281
- Property is located in Knox County and is zoned BP & TD.
- Lot coverage = Approx 63.7 acres.

Drainage Notes

- All storm lines on this sheet shall be HDPPE Type "3" corrugated pipe with smooth interior, unless otherwise noted.
- All storm lines in paved areas shall be installed to pavement subgrade with #57 stone, unless otherwise noted.
- All trenching and shoring shall comply with OSHA standards.
- For all structures, the contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.
- Pipe lengths and slope are measured from center of structure to center of structure.
- Contractor shall provide an on-site survey of the stormwater retention basin and all storm lines and catch basins. Survey shall be done by a licensed surveyor and shall be done in accordance with the applicable zoning ordinance and the minimum setbacks in this plan. The contractor shall be responsible for obtaining all necessary permits and approvals.
- All catch basin top and level elevations shall be verified by a registered land surveyor and provided to Land Development Solutions prior to paving.

Legend

Proposed	Existing
Proposed	Proposed
New Building Edge	Existing Contour
New Contour	New Contour
New Catch Basin	New Catch Basin
New Top & Bottom Of Cut Structures	New Top & Bottom Of Cut Structures
Existing Catch Basin	Existing Storm Line
Existing Water Line	Existing Water Main
Existing Sewer Main	Existing Sewer Main
Existing Gas Main	Existing Gas Main
Existing Electric Main	Existing Electric Main
Existing Light Pole	Existing Light Pole
New Catch Basin	New Catch Basin
New Storm Line	New Storm Line





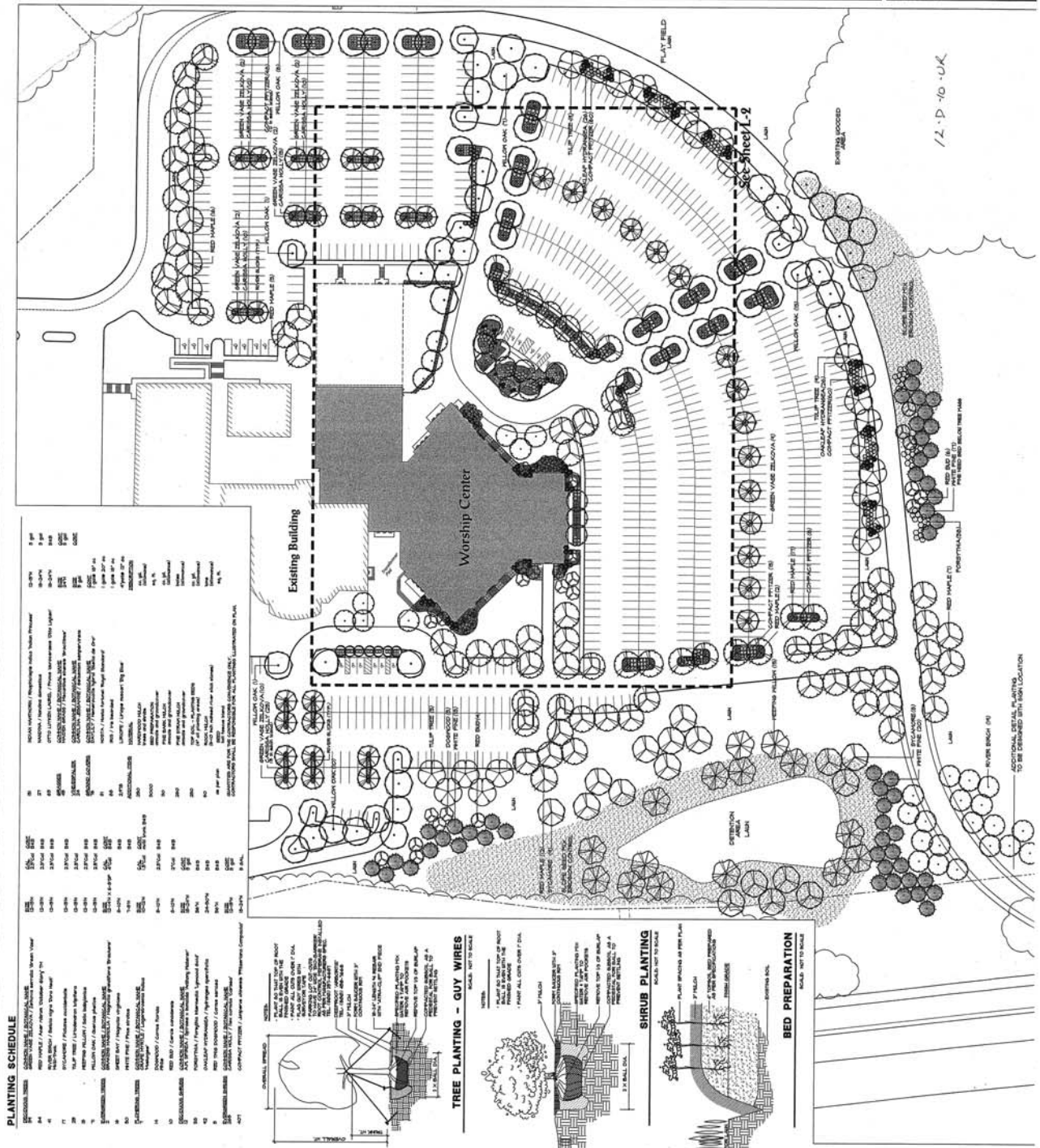
MICHAEL VEREN & ASSOCIATES
LANDSCAPE ARCHITECTURE
209 N. BRIDGEMAN RD., SUITE 201
KNOXVILLE, TN 37919
(603) 201-4376

FAITH PROMISE CHURCH
Knoxville, Tennessee

Overall Planting Plan & Notes

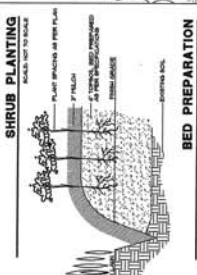
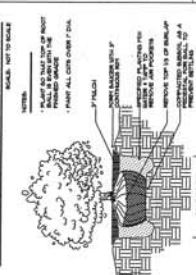
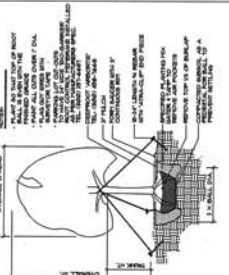
DATE: 11/11/10
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SCALE: 1" = 30'

1/2" D 10' U.K.



PLANTING SCHEDULE

PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE
1	2	3	4	5	6
...



PLANTING SPECIFICATIONS

SCOPE OF WORK

THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLAN AND SPECIFICATIONS. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTS AND MATERIALS. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE PREPARATION OF THE PLANTING BEDS. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE PLANTS AND MATERIALS. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE WORK.

PLANTING SCHEDULE

PLANTING SCHEDULE SHALL BE AS FOLLOWS:

1. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
2. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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MICHAEL VERSEN & ASSOCIATES
 LANDSCAPE ARCHITECTURE AND LAND PLANNING
 255 N. WILKINSON RD., SUITE 201, KNOXVILLE, TN 37918
 (606) 351-4176

FAITH PROMISE CHURCH
 Knoxville, Tennessee

Planting Plan

DATE: 11/20/10
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES



SCALE: 1" = 20'

L-2

