

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

▶ **FILE #:** 6-I-11-UR

AGENDA ITEM #: 35

AGENDA DATE: 6/9/2011

▶ **APPLICANT:** FAITH PROMISE CHURCH

OWNER(S): Josh Whitehead

TAX ID NUMBER: 89 22201

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side of Horseshoe Bend Ln., southeast side of Faith Promise Ln.

▶ **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

▶ **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 & 12-D-10-UR0)

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

South: Vacant land / BP commercial & TO technology overlay

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

West: Vacant land / BP commercial & TO 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 12 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
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 permits, 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:

Faith Promise Church previously received approval of a number of expansion plans. The last plans approved by MPC, in October and December of 2010, would have permitted a 3159 seat worship area and 1247 parking spaces. The church is now requesting to redesign and down-size their proposed expansion plans. The new plans call 42,590 additional square feet of education space and a worship area that will seat approximately 1621 people. The plan continues to show the 1247 parking spaces as approved in December of last year. However, the applicant is proposing to construct 1061 of the parking spaces at this time.

In order to minimize traffic congestion and improve safety, the church currently uses rolling road blocks at peak times which allows traffic to smoothly exit the site. As part of this expansion plan the church is in the process of obtaining approval of an off ramp from Pellissippi Parkway from 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 and 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.

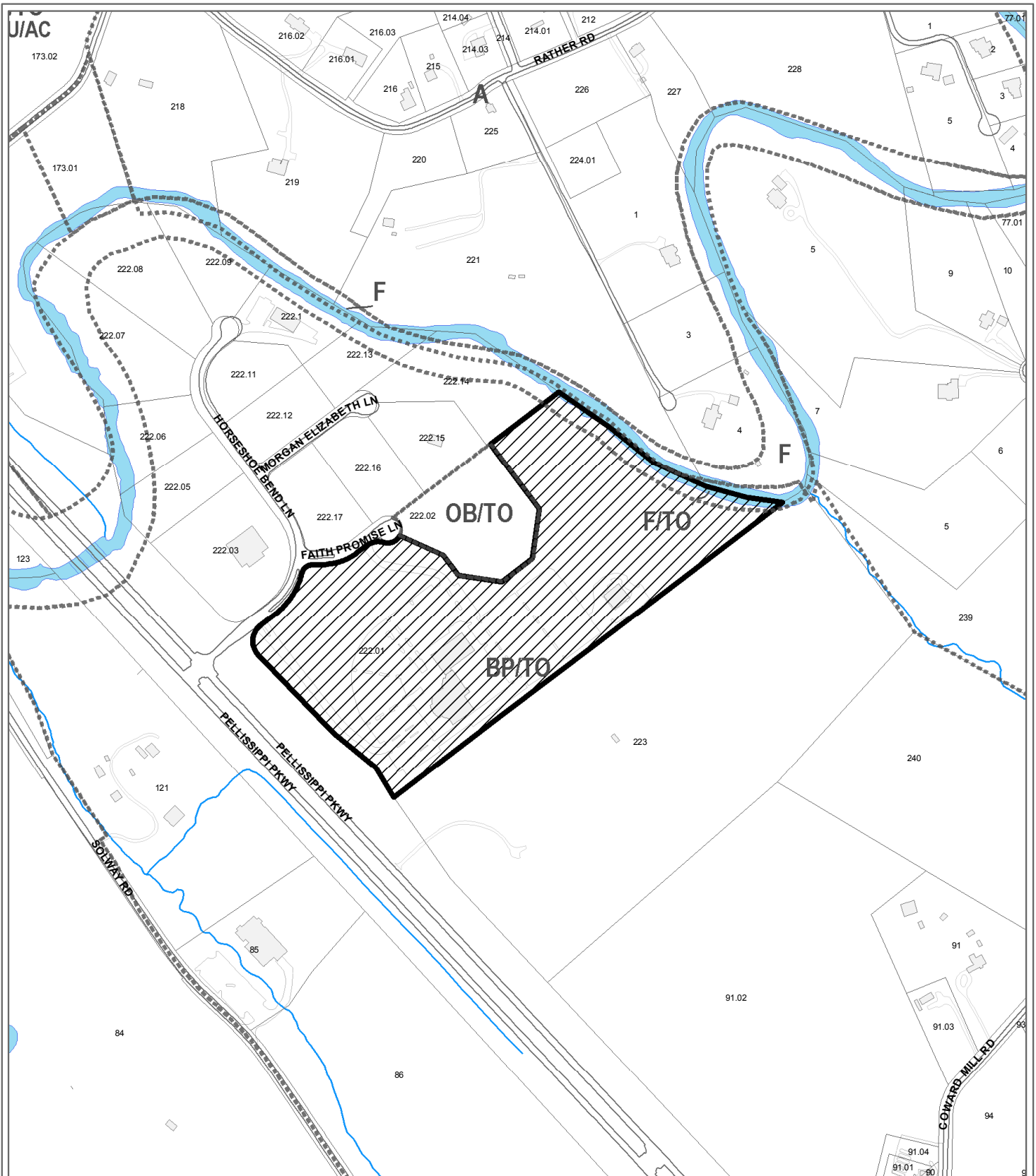
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

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.



**6-I-11-UR
USE ON REVIEW**



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

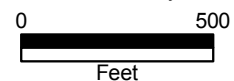
Original Print Date: 5/19/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Faith Promise Church

Map No: 89

Jurisdiction: County



6-I-11-UR

C101
Sheet No.

Drawn By:	COOB
Checked:	ELB
Approved:	ELB
Job No:	210009
Date:	05-02-11

Use on
Review

Site Layout Plan

LAND DEVELOPMENT SOLUTIONS

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

faith promise CHURCH


LOCATION MAP



GENERAL NOTES

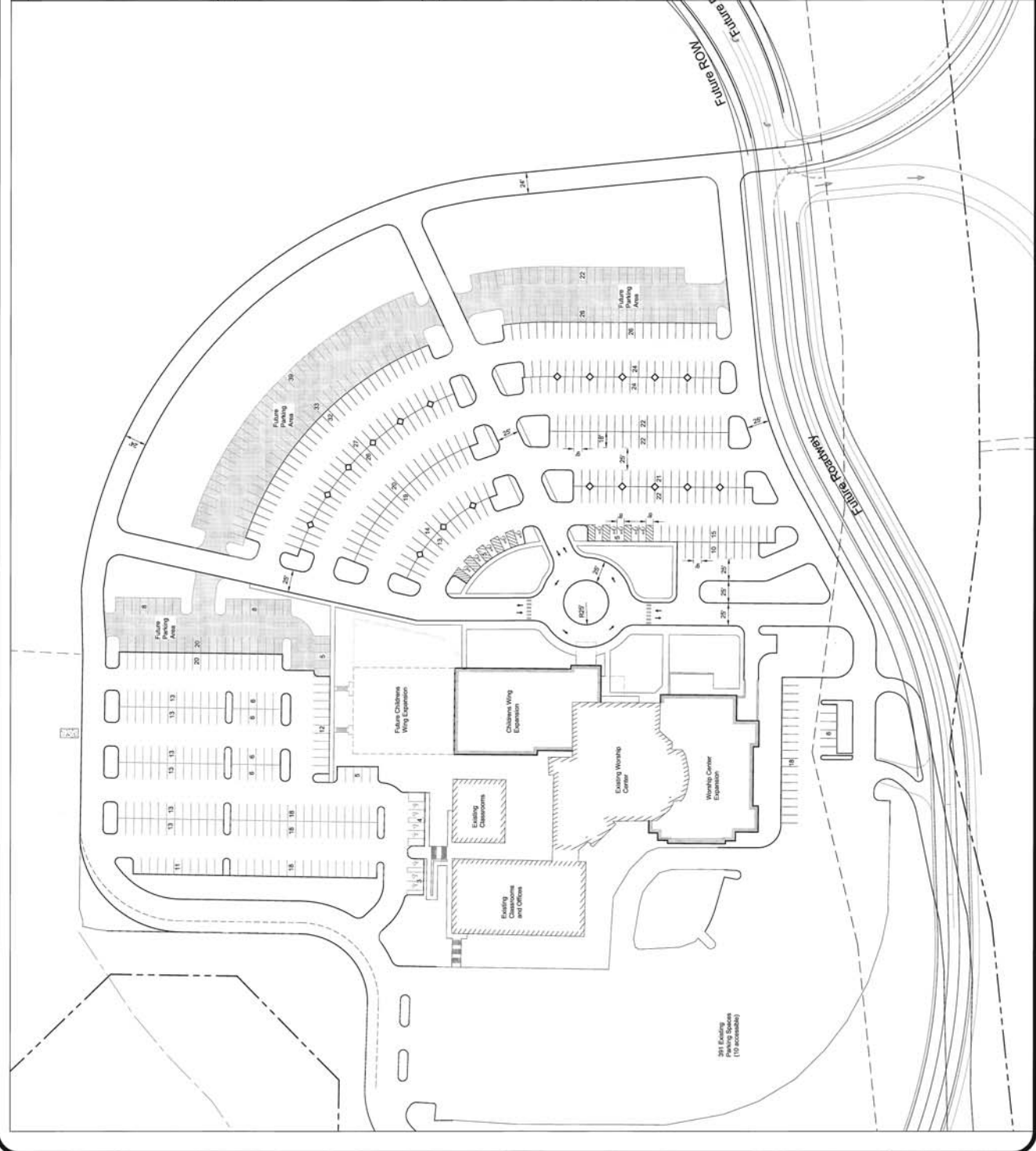
- The contractor is specifically authorized that the location and/or expansion of the proposed improvements shown on the plans. It is the responsibility of the contractor to verify all measurements shown in this plan. This information is not to be relied upon as a warranty of any kind and shall not be construed as a warranty of any kind. Any utility that does not subsurface to One Call at least 72 hours before any excavation, to prevent exact field location of the utilities. It shall be the responsibility of the contractor to verify all existing utilities shown on the proposed improvements shown on the plans.
- Owner: Faith Promise Church
10743 Faith Promise Lane
Knoxville, TN 37921
PH: 865-251-2286
- 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 RP 4, 10.
- Lot coverage = Approx 60.7 acres.

LAYOUT NOTES

- All dimensions to curb line reference line of curb - see detail.
- See Utility Plan for new and existing utility line locations. See Grading and Drainage Plan for new and existing storm drain locations.
- TTCMA approved parking, meeting, date: 12/06/2010, 1247 total spaces
Total Parking Provided = 1001 (including 27 accessible)
- Ground Area Coverage (GAC) = 62.407 of 2,613,600 sf = 2.4% + 25%
- Floor Area Ratio (FAR) = 97,489 of 2,613,600 sf = 3.7% + 25%
- Impervious Area Ratio (IAR) = 584,451 of 2,618,000 sf = 22.3% + 20%

LEGEND

- BENCHMARK
- PROPERTY LINE
- EXISTING CURB LINE
- NEW CURB LINE
- NEW DRIVE EDGE
- NEW BUILDING EDGE
- EXISTING BUILDING EDGE



X:\chad\faith promise church\design\2011\revisions\C101 FPC 2011.dwg May 02, 2011 - 11:31am ldeacon - LDS Copyright 2011



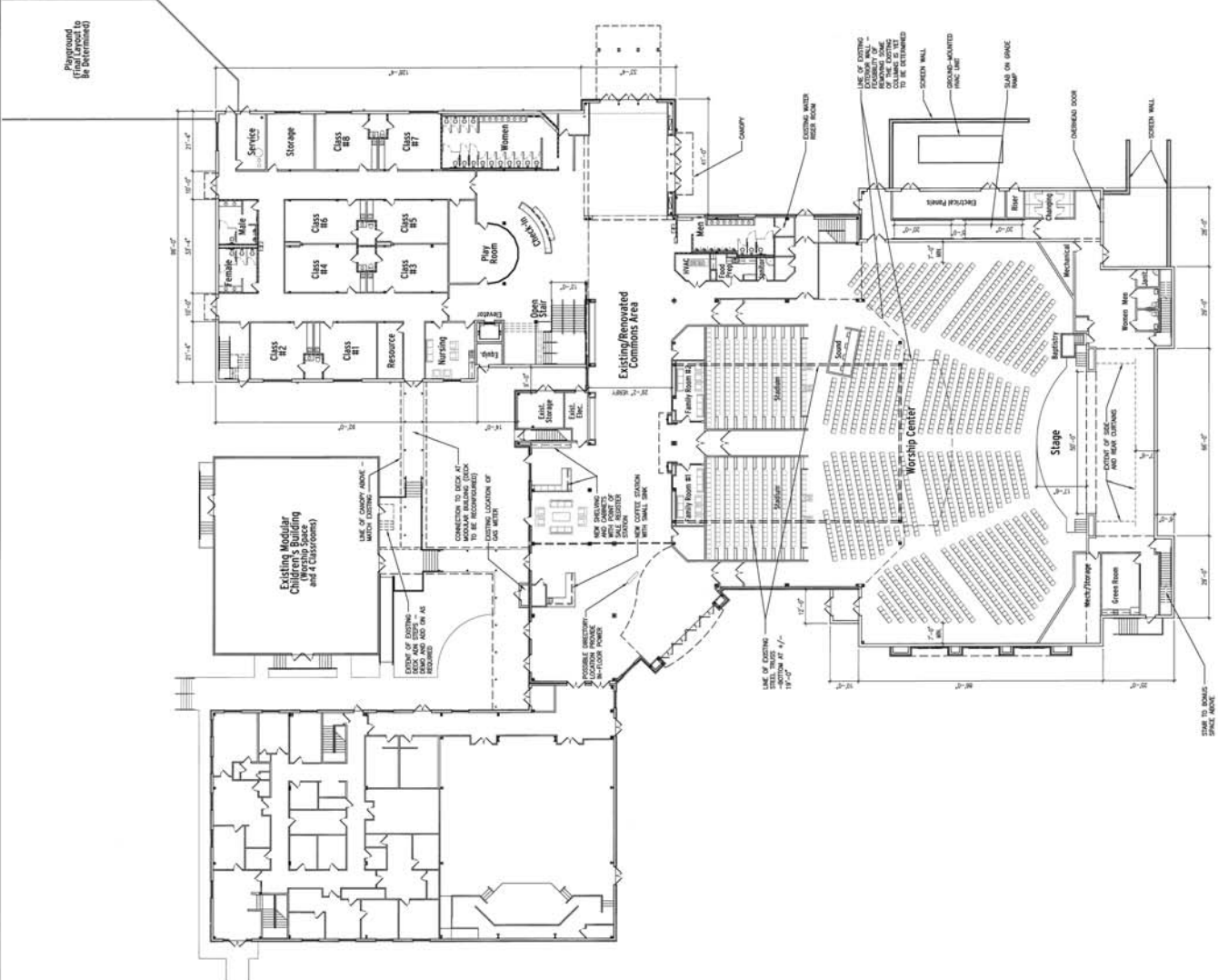
CMM Architects
1000 Peachtree Street, NE
Atlanta, GA 30309
404.525.1111
www.cmmarchitects.com

PROJECT NO.	1005
DATE	05/02/11
CLIENT	SC/MPD
PROJECT NAME	MPD
PROJECT NUMBER	A2.1

OVERALL LOWER LEVEL FLOORPLAN

6-1-11-JK
PROJECT NORTH

NOTE: DIMENSIONS SHOWN ARE TO FACE OF STRUCTURE, UNLESS NOTED OTHERWISE. TO FACE OF WALLS.



BUILDING SUMMARY

EXISTING TOTAL AREA	
MODULAR	4,094 SF
EXISTING COMMONS	14,400 SF
LEVEL TWO	20,443 SF
TOTAL	54,937 SF
PROPOSED NEW AREA	
LEVEL ONE WORSHIP CENTER	14,400 SF
LEVEL TWO CHILDREN'S	12,200 SF
LEVEL TWO BACKSTAGE	2,200 SF
TOTAL	42,800 SF
EXISTING NEW	54,900 SF
GRAND TOTAL	97,737 SF
SEATING	
FLOOR	+/- 1,240 SEATS
STADIUM	+/- 560 SEATS
TOTAL	+/- 1,800 SEATS

NOTE: SEATING COUNT IS BASED ON SEATS SET UP FOR CONCERTS WITH SEATING PROVIDED BY CH.

OVERALL LOWER LEVEL FLOORPLAN
1/8" = 1'-0"



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1000 West University Ave. Suite 100
Birmingham, AL 35293
205.988.1100
www.cmiarchitects.com
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DATE: 05/02/11

PROJECT: Faith Promise Church

NO. OF SHEETS: 1005

DATE: 05/02/11

SCALE: SC/NPO

PROJECT NO: 1100

DATE: 05/02/11

SCALE: SC/NPO

PROJECT NO: 1100

DATE: 05/02/11

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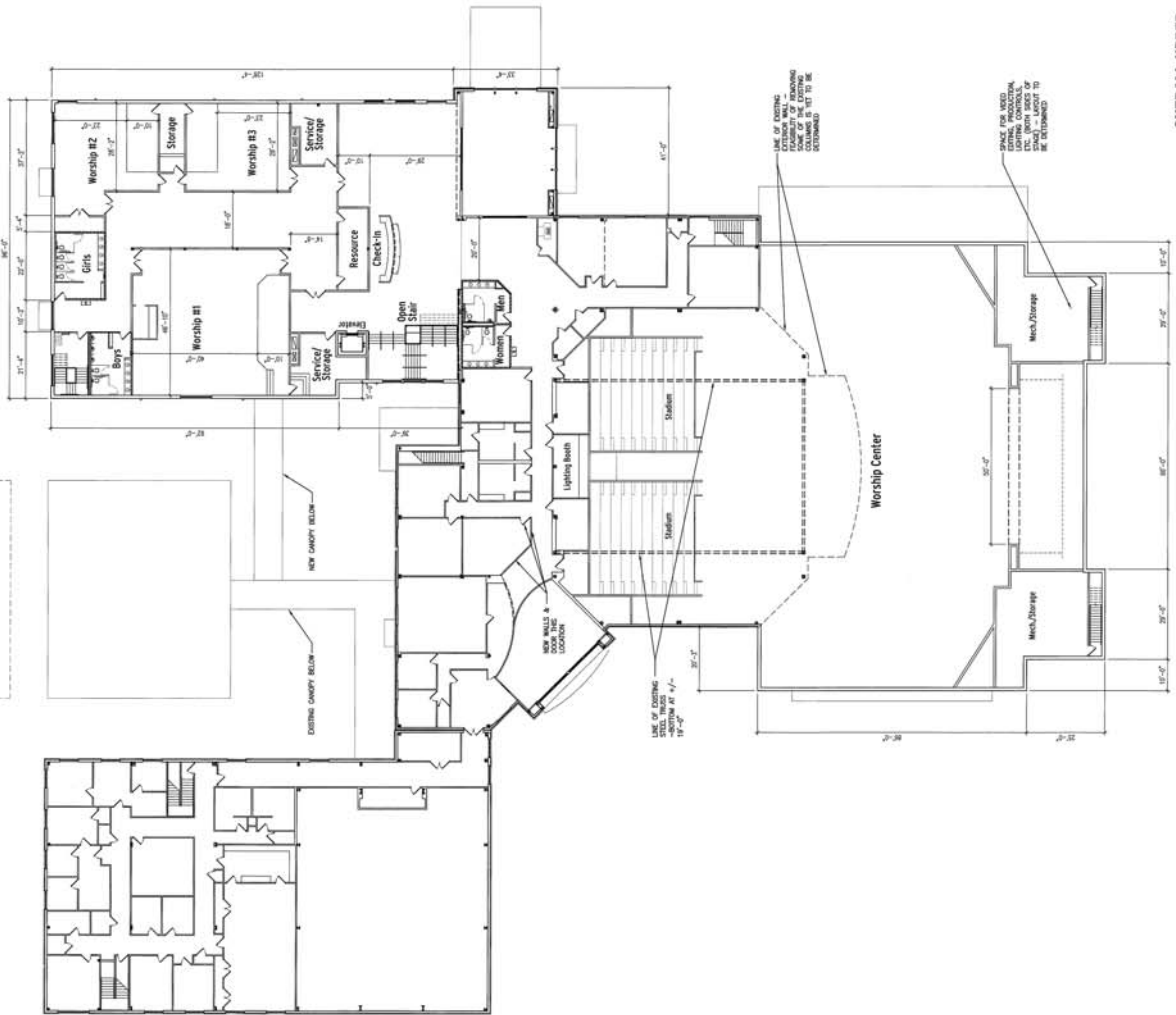
SCALE: SC/NPO

PROJECT NO: 1100

01
OVERALL UPPER
LEVEL FLOORPLAN
1/8" = 1'-0"



NOTE: DIMENSIONS SHOWN ARE THE FACE OF CONCRETE - SEE SET TO FACE OF FORM





MICHAEL VERSEN & ASSOCIATES
 LANDSCAPE ARCHITECTURE AND PLANNING
 288 N. WINDYBROOK RD., SUITE 201 KNOXVILLE, TN 37938
 (615) 598-1321

FAITH PROMISE CHURCH
 Knoxville, Tennessee

Planting Plan

DATE: 05/11/11
 DRAWN: JAV/RLY
 CHECKED: JAV/RLY
 APPROVED: JAV/RLY
 PRINTING DATE: 05/11/11



SCALE: 1" = 20'

L-2

