

▶ **FILE #:** 1-A-13-UR

AGENDA ITEM #: 22

AGENDA DATE: 1/10/2013

▶ **APPLICANT:** SHEPHERD OF THE HILLS EVANGELICAL CHURCH

OWNER(S): Shepherd of the Hills Evangelical Luthern Church

TAX ID NUMBER: 118 177.02

JURISDICTION: City Council District 2

▶ **LOCATION:** Northeast side of Sherrill Blvd., south of Dutchtown Rd.

▶ **APPX. SIZE OF TRACT:** 2.4 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access via Sherrill Blvd., a major collector street with a four lane pavement section with a required right-of-way of 100'.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Turkey Creek

▶ **ZONING:** BP-1 (Business and Technology Park) / TO-1 (Technology Overlay)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Church expansion

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / C-6 (General Commercial Park) / TO-1 (Technology Overlay)

South: Vacant land / C-6 (General Commercial Park) / TO-1 (Technology Overlay)

East: Vacant land and mixed businesses / BP-1 (Business and Technology Park) & C-6 (General Commercial Park) / TO-1 (Technology Overlay)

West: Pellissippi Parkway / BP-1 (Business and Technology Park) / TO-1 (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located in an area along Pellissippi Parkway of mixed business park development.

STAFF RECOMMENDATION:

▶ **APPROVE** the proposed preschool education building addition to the existing church as shown on the development plan subject to 7 conditions

APPROVE the development plan for the to the existing church, subject to 8 conditions.

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTEDA) for the proposed development.
2. Obtaining approval from the Knoxville Board of Zoning Appeals for the expansion of the pre-existing non-

conforming church use.

3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Installation of landscaping as shown on the approved development plan within six months of the issuance of an occupancy permit for this project.
6. Meeting all applicable requirements of the Knoxville City Arborist.
7. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, the request meets all requirements for approval of a use-on-review in the BP-1 district.

COMMENTS:

The applicant is proposing a building addition of approximately 3,768 square feet to the existing church located on the northeast side of Sherrill Blvd., just south of Dutchtown Rd. The proposed addition will be used as a preschool education building and is considered to be an accessory use to the existing church.

The existing church is considered as a pre-existing nonconforming use in the BP-1 (Business and Technology Park) zoning district. The church, which was annexed in 1997, was a permitted use under the property's County zoning designation of BP (Business and Technology Park). The City of Knoxville's BP-1 zoning district does not list a church as a permitted use. The Knoxville Zoning Ordinance makes provision for the expansion of pre-existing non-conforming uses, with approval by the Knoxville Board of Zoning Appeals. The applicant could also request a rezoning of the property to C-6 (General Commercial Park) / TO-1 (Technology Overlay) which is the zoning district that adjoins the property on three sides. The C-6 zoning district allows churches as a permitted use.

The access to the 2.4 acre site will be from Sherrill Blvd. The new addition will be located behind the church in an area that is presently occupied by a residence. Site improvements will also include the addition of 13 parking spaces for a total of 62 spaces (60 spaces are required), and an enclosed outdoor play area.

The property is also located within the TO-1 (Technology Overlay) district and a Certificate of Appropriateness is required from the Tennessee Technology Corridor Development Authority (TTCDA). The proposed development will be reviewed by the TTCDA on January 7, 2013.

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

1. The proposed church addition will have minimal impact on traffic in the area since the expansion is not increasing the area of the church's sanctuary.
2. All utilities are in place to serve this site.
3. The use as proposed will have minimal impact on the surrounding business park development.

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. Subject to approval by the Knoxville BZA for expansion of a pre-existing non-conforming use, the proposed addition 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 applicable requirements of the Zoning Ordinance.

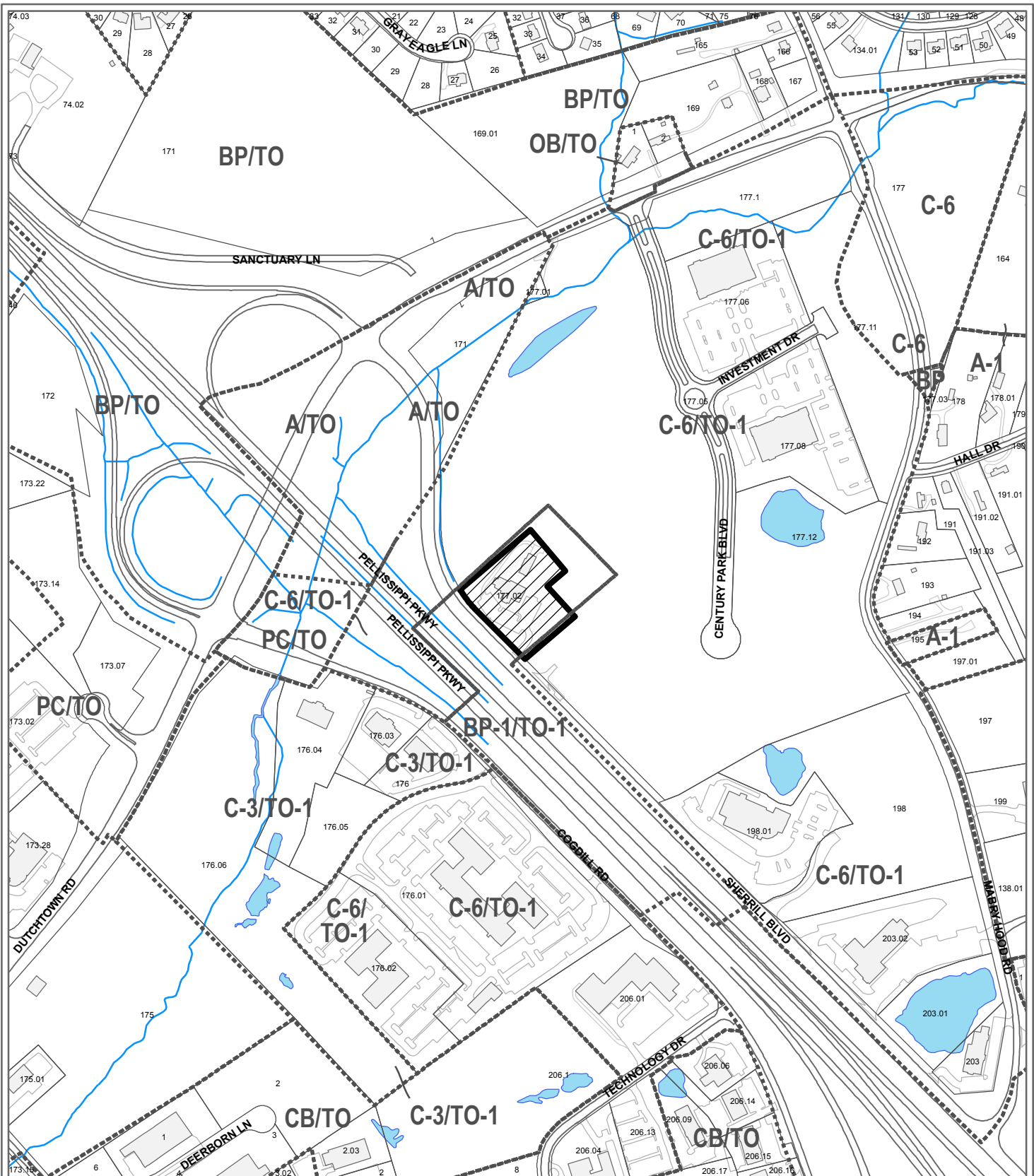
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan and Knoxville One Year Plan identify this property for mixed use development.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



**1-A-13-UR
USE ON REVIEW**

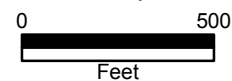


Church expansion in BP-1 (Business and Technology Park) / TO-1 (Technology Overlay)

Petitioner: Shepherd of the Hills Evangelical Church

Map No: 118

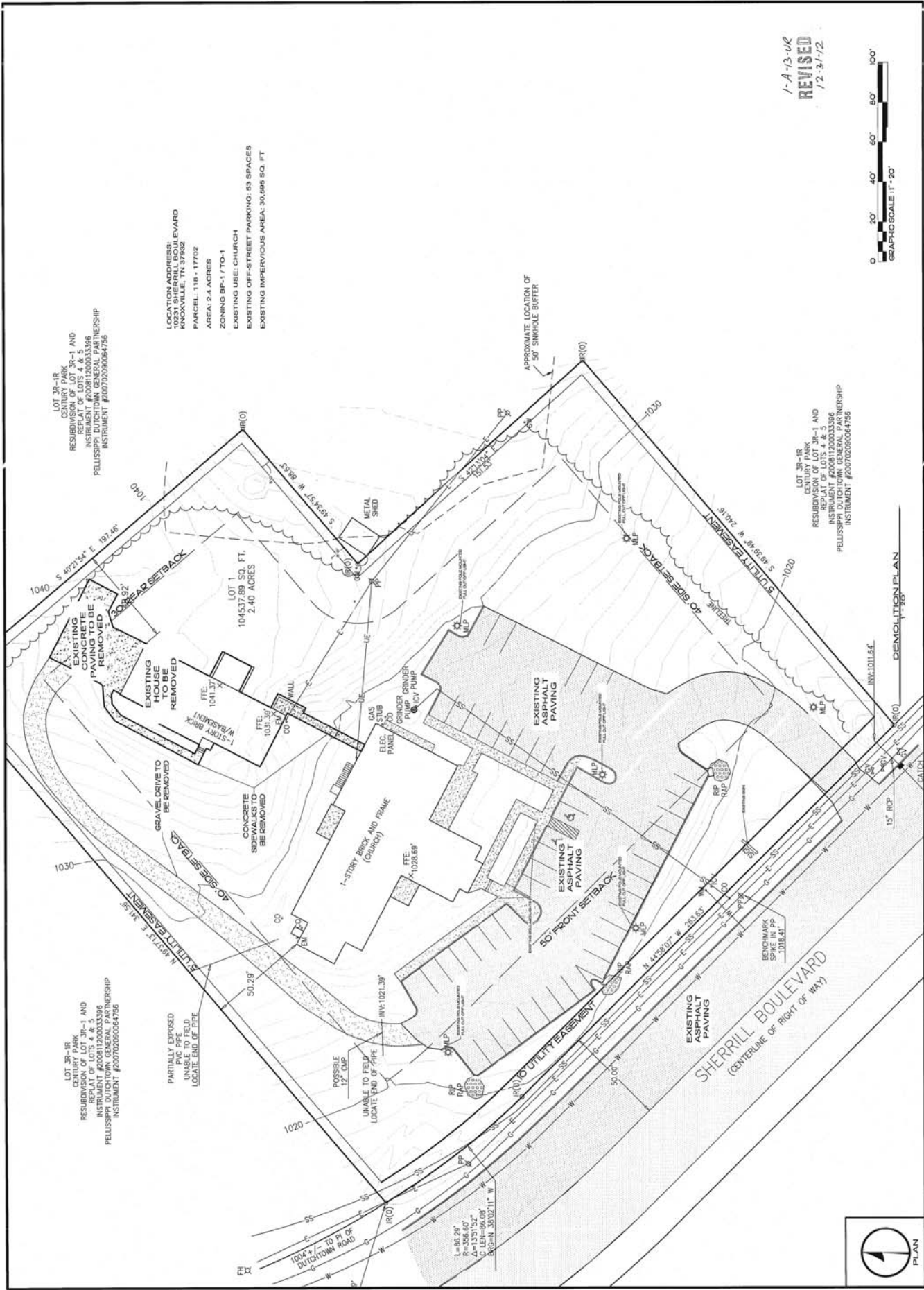
Jurisdiction: City



Original Print Date: 12/27/2012

Revised:

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



LOT 3R-1R
 CITY OF KNOXVILLE
 RESUBDIVISION OF LOT 3R-1 AND
 REPLAT OF LOTS 4 & 5
 INSTRUMENT #2008120003396
 PELLISSIER & ASSOCIATES, INC. ENGINEERSHIP
 INSTRUMENT #200702090064756

LOCATION ADDRESS:
 10231 SHERILL BOULEVARD
 KNOXVILLE, TN 37932
 PARCEL: 119 - 17702
 AREA: 2.4 ACRES
 ZONING: BP-1/TO-1
 EXISTING USE: CHURCH
 EXISTING OFF-STREET PARKING: 53 SPACES
 EXISTING IMPERVIOUS AREA: 30,896 SQ. FT.

LOT 3R-1R
 CITY OF KNOXVILLE
 RESUBDIVISION OF LOT 3R-1 AND
 REPLAT OF LOTS 4 & 5
 INSTRUMENT #2008120003396
 PELLISSIER & ASSOCIATES, INC. ENGINEERSHIP
 INSTRUMENT #200702090064756

1-A-13-UK
 REVISED
 1/2-3-1/12



REVISIONS	DATE	BY
1		
2		



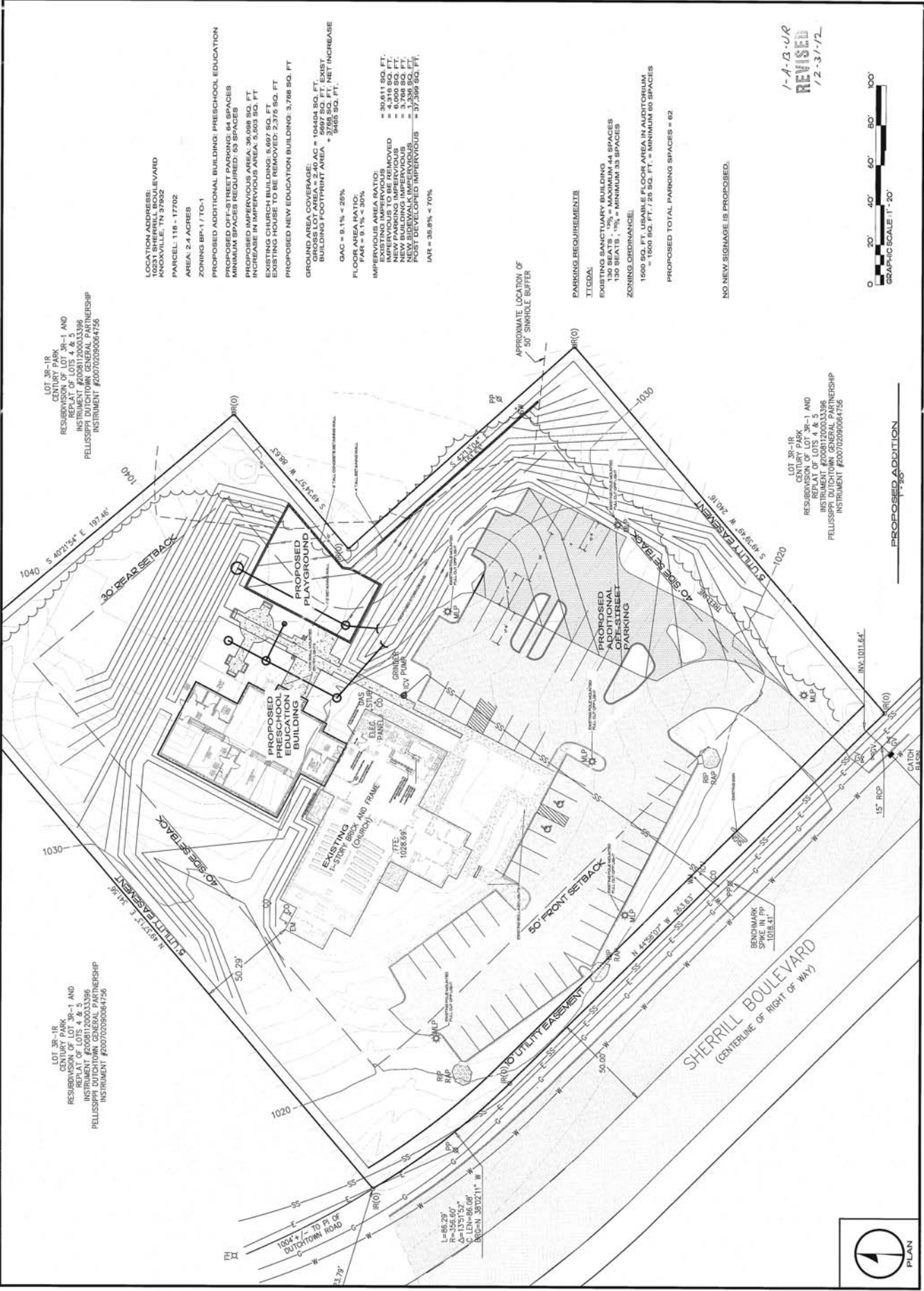
RDO ENGINEERING
INFO@RDOENGINEERING.COM
678.850.9252



PROPOSED NEW PRESCHOOL
EDUCATION BUILDING PLAN
PROPOSED ADDITION TO
SHEPHERD OF THE HILLS
10231 SHERRILL BOULEVARD, KNOXVILLE, TENNESSEE 37931

C-002

PROJECT SHEET 2 OF 4
13-0003
12/21/12
RDO



LOT 3B-1B
CENTURY PARK
RESUBDIVISION OF LOT 3B-1 AND
REPLACEMENT OF LOT 3B-2
INSTRUMENT #20081200033396
PELLUSSIPPI DUTCHTOWN GENERAL PARTNERSHIP
INSTRUMENT #200702090064756

LOT 3B-1R
CENTURY PARK
RESUBDIVISION OF LOTS 4 & 5
INSTRUMENT #20081200033396
PELLUSSIPPI DUTCHTOWN GENERAL PARTNERSHIP
INSTRUMENT #200702090064756

LOCATION ADDRESS:
10231 SHERRILL BOULEVARD
KNOXVILLE, TN 37952
PARCEL: 118 - 17702
AREA: 2.4 ACRES
ZONING: BB-1 / TO-1

PROPOSED ADDITIONAL BUILDING: PRESCHOOL EDUCATION BUILDING
PROPOSED ADDITIONAL PARKING: 62 SPACES
MINIMUM SPACES REQUIRED: 60 SPACES
PROPOSED IMPERVIOUS AREA: 36,098 SQ. FT.
INCREASE IN IMPERVIOUS AREA: 5,009 SQ. FT.
EXISTING CHURCH BUILDING: 5,997 SQ. FT.
EXISTING HOUSE TO BE REMOVED: 2,376 SQ. FT.
PROPOSED NEW EDUCATION BUILDING: 3,768 SQ. FT.

GROUND AREA COVERAGE: 104,944 SQ. FT.
BUILDING FOOTPRINT AREA: 5997 SQ. FT. EXIST.
3768 SQ. FT.
3489 SQ. FT.
GAC = 9.1% < 25%
FLOOR AREA RATIO:
FAR = 9.1% < 30%
IMPERVIOUS AREA RATIO:
= 30,611 SQ. FT.
= 4,318 SQ. FT.
= 6,008 SQ. FT.
NEW PAVING IMPERVIOUS
= 1,336 SQ. FT.
NEW SIDEWALK IMPERVIOUS
= 37,399 SQ. FT.
INR = 35.8% < 70%

PARKING REQUIREMENTS
TIGDAL
EXISTING SANCTUARY BUILDING
130 SEATS, 1% = MAXIMUM 44 SPACES
130 SEATS, 1% = MINIMUM 33 SPACES
ZONING ORDINANCE:
1500 SQ. FT. USABLE FLOOR AREA IN AUDITORIUM
= 1500 SQ. FT. / 25 SQ. FT. = MINIMUM 60 SPACES
PROPOSED TOTAL PARKING SPACES = 62

NO NEW SIGNAGE IS PROPOSED.

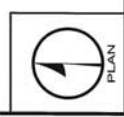
1-A-B-UR
REVISED
1/2-3/1/12



PROPOSED ADDITION
10231

LOT 3B-1R
CENTURY PARK
RESUBDIVISION OF LOT 3B-1 AND
REPLACEMENT OF LOT 3B-2
INSTRUMENT #20081200033396
PELLUSSIPPI DUTCHTOWN GENERAL PARTNERSHIP
INSTRUMENT #200702090064756

L=65.29'
R=156.60'
C=159.96'
LE1=46.08'
E1=C-N, 35°02'11" W



PLANT SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME	CONT.	QTY
OR08	'Crested Glory' Maple Mating Specimens	Acer rubrum 'Crested Glory' TM	0 4 B	2' cal/12" HL. 0
8B	Multi-Trunk Blue Birch M-31/AM, 3 Tr.	Betula nigra	0 4 B	2' cal/12" HL. 5
AK	Amelanchier Mating Specimens	Carynus canadensis	0 4 B	2' cal/12" HL. 3
AC	Amelanchier Mating Specimens	Ulmus parviflorus 'Atter'	0 4 B	2' cal/12" HL. 4

CODE	COMMON NAME	BOTANICAL NAME	CONT.	QTY
PH	Foster's #2 Holly	Ilex attenuata 'Foster's #2'	0 4 B	1.5' cal/6-7" HL. 3
EK	Evergreen Holly	Cornus canadensis	0 4 B	2' cal/6-7" HL. 0
YC	Yoshino Cherry M-31/AM, 3 Tr.	Prunus yoshino	0 4 B	2' cal/6-7" HL. 5
DBH	Dwarf Barford Holly	Ilex cornuta 'Barford Holly'	3 gal	14
PH	'Holly' Holly	Ilex cornuta 'Holly'	3 gal	34
DBH	Henry's Green Sasanqua	Ilex 'Henry's Green'	15 gal	13
PH	Henry's Green Sasanqua	Ilex 'Henry's Green'	3 gal	9
PH	Japanese Christmas Tree	Leucophaea chinensis 'Surgulya'	3 gal/12" HL.	35
PH	Pyralis Holly	Fagus sylvatica 'Pyralis'	3 gal	11
PH	Dwarf Holly	Syringa japonica 'Dwarf'	3 gal	6
PH	French Holly	Fraxinus excelsior	3 gal	35,028 #

TREE PLANTING

NOT TO SCALE

SHRUB PLANTING

NOT TO SCALE

GRADING

Grading shall be in accordance with the attached grading plan. All areas to be graded shall be shown on the grading plan. The landscape architect shall be responsible for providing the grading plan. The landscape architect shall be responsible for providing the grading plan. The landscape architect shall be responsible for providing the grading plan.

LANDSCAPE PLANTING

The landscape architect shall be responsible for providing the landscape plan. The landscape architect shall be responsible for providing the landscape plan. The landscape architect shall be responsible for providing the landscape plan.

PARKING ISLAND DETAIL

NOT TO SCALE

NO.	DATE	DESCRIPTION
1	12-20-12	SITE PLAN
2		
3		
4		
5		
6		
7		
8		
9		
10		

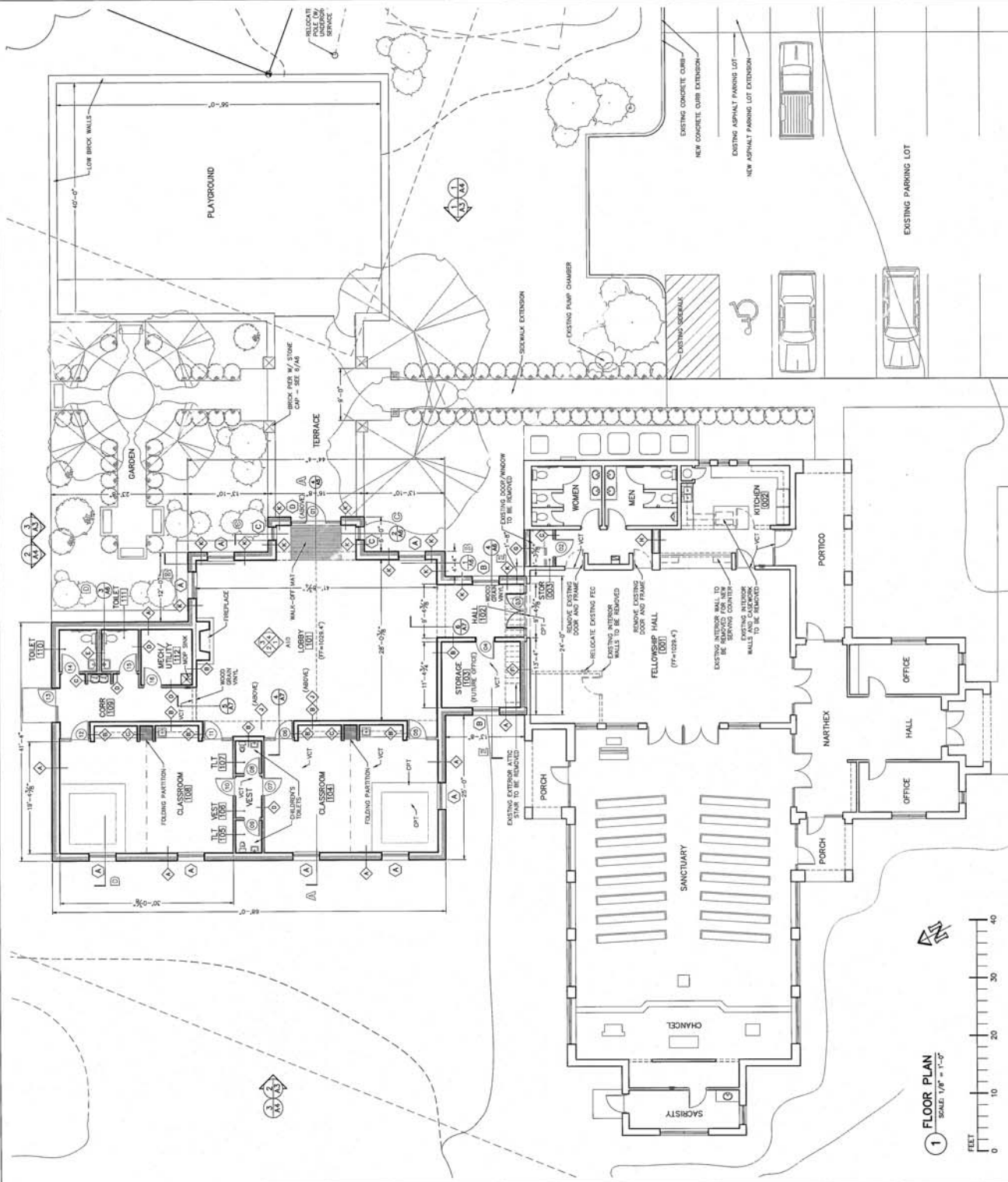
OCCUPANT LOAD SUMMARY

EXISTING CHURCH BUILDING:	218 PERSONS
SANCTUARY:	130
FELLOWSHIP HALL:	79
KITCHEN:	5
OFFICES:	4
PROPOSED ADDITION:	144 PERSONS
LOBBY:	82
CLASSROOMS:	60
STORAGE/OFFICE:	2

FLOOR AREA SUMMARY

EXISTING CHURCH BUILDING:	6,250 SF
PROPOSED ADDITION:	3,700 SF
TOTAL AREA:	9,950 SF

1-A - 7.3'-0" / 2 - 3.1'-0" **REVISED**



SUMMARY OF EXTERIOR FINISHES

BRICK VENEER: FLICE BRICK
MATCHING EXISTING BRICK (RED)

MASONRY MORTAR: MATCHING EXISTING
COLOR MATCHING EXISTING MORTAR

CAST STONE DETAILS: CAST STONE IN NATURAL FINISH
COLOR MATCHING EXISTING CAST STONE

EXTERIOR LOUVERS & VENTS: ANODIZED ALUMINUM
COLOR MATCHING EXISTING CAST STONE

EXTERIOR DOORS: ANODIZED ALUMINUM ENTRANCES
COLOR: MEDIUM BRONZE

EXTERIOR WINDOW FRAMES: ANODIZED ALUMINUM WINDOWS
COLOR: MEDIUM BRONZE

SHINGLE ROOFING: ARCHITECTURAL SHINGLE
MATCHING EXISTING

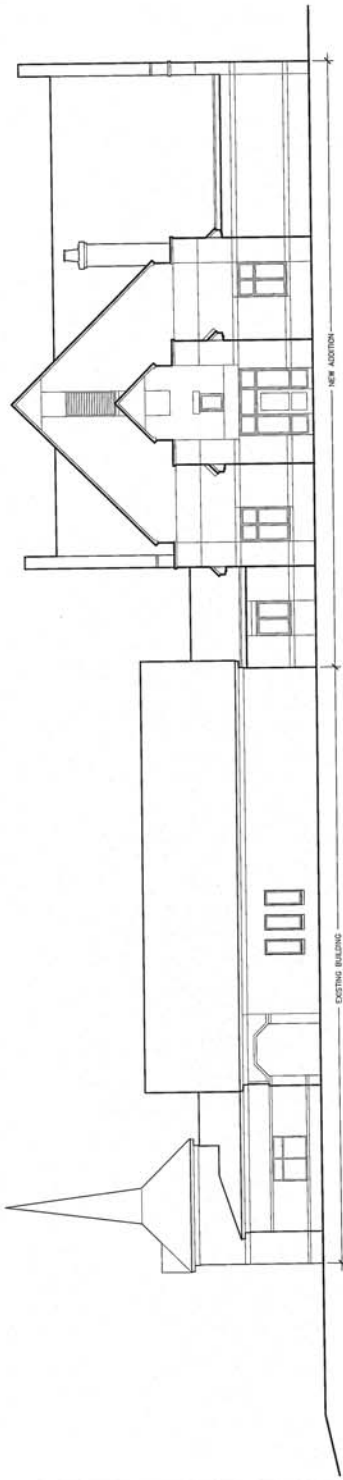
ROOF VENT: PVC-MANUFACTURED ROOF VENT
COLOR MATCHING SHINGLES

GUTT EDGE: PREPARED ALUMINUM GUTT EDGE
COLOR MATCHING FASIA

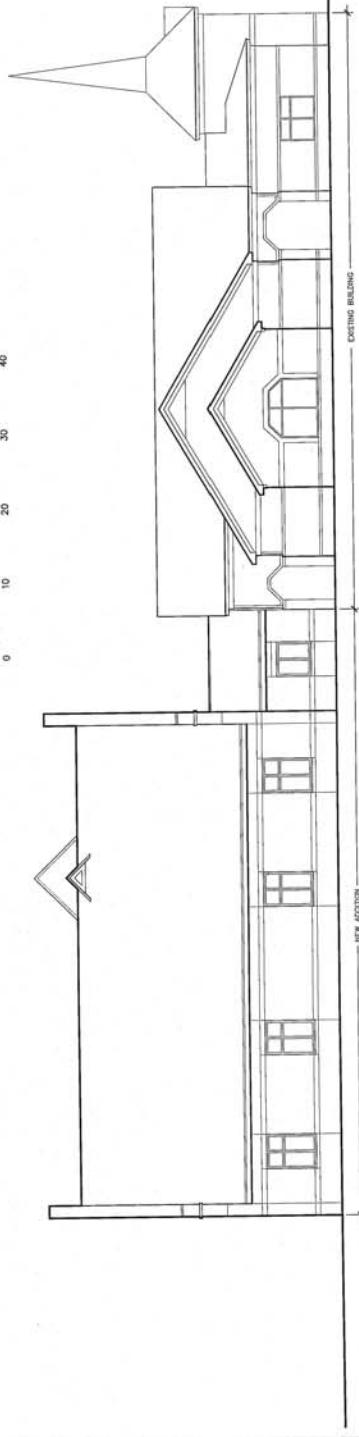
ROOF FASIA & COPING: ANODIZED ALUMINUM OR ALUMINUM-COATED METAL
COLOR MATCHING CAST STONE

ROOF SOFFIT: PREPARED ALUMINUM
COLOR MATCHING CAST STONE

SEALANTS: ELASTOMERIC GUT SEALANTS
COLOR MATCHING ADJACENT FINISHES



1 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

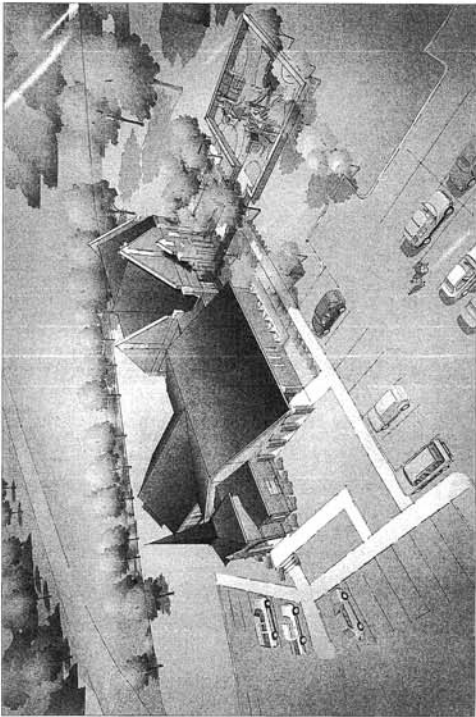


4 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

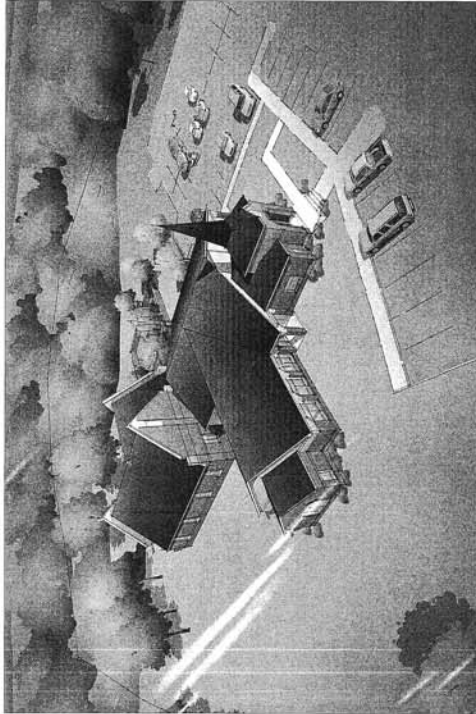
3 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

I-A-13-01R

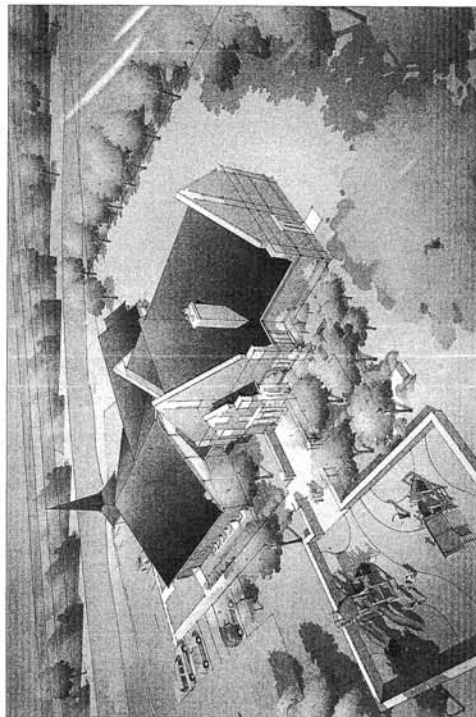
EXTERIOR RENDERINGS



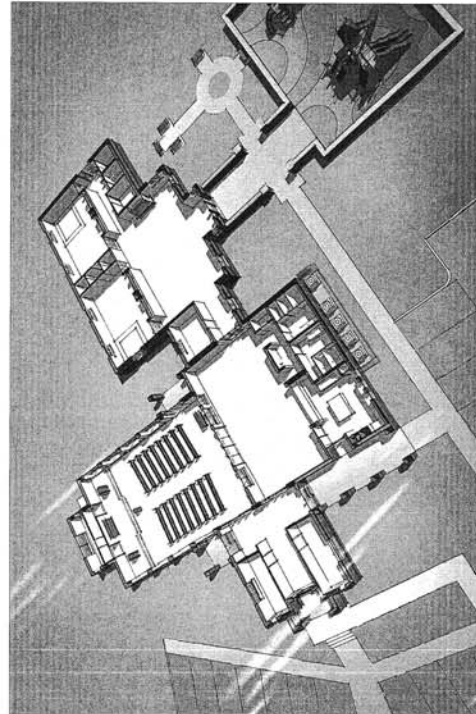
AERIAL VIEW (LOOKING NORTH)



AERIAL VIEW (LOOKING NORTHEAST)



AERIAL VIEW (LOOKING SOUTHWEST)



AERIAL CUTAWAY SECTION VIEW (LOOKING NORTHWEST)

1-A-13-04
REVISED
12-31-12

12-31-12

MASSMANN STUDIOS

100 GULF SHORE BLVD.
SUITE A
TYNNE, GA 30080

OWNER:
SHEPHERD OF THE HILLS
LUTHERAN CHURCH
PASTOR DAVID PANITZKE

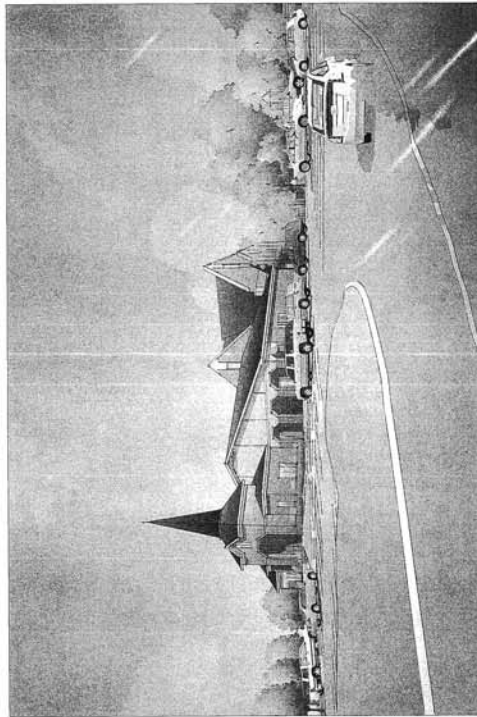
PROJECT:
CHURCH ADDITION
10231 SHERILL BLVD
KNOXVILLE, TN 37932

SHEET CONTENTS:
EXTERIOR
RENDERINGS

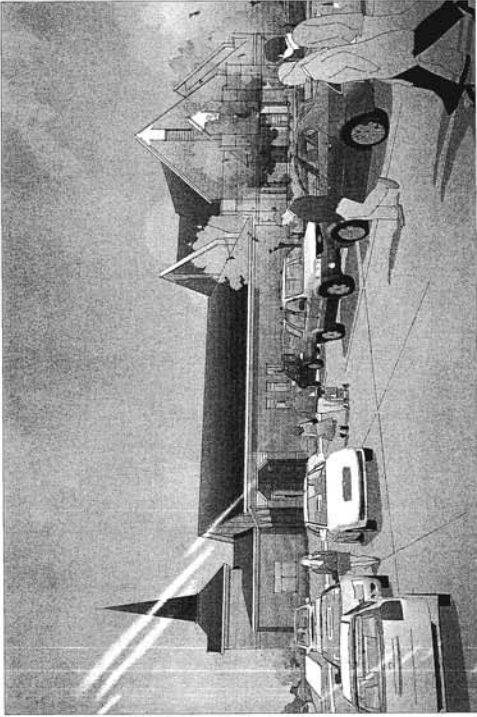
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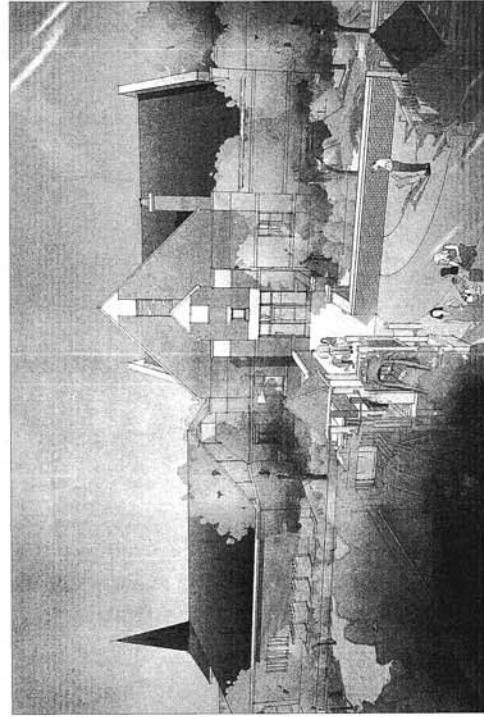
EXTERIOR RENDERINGS



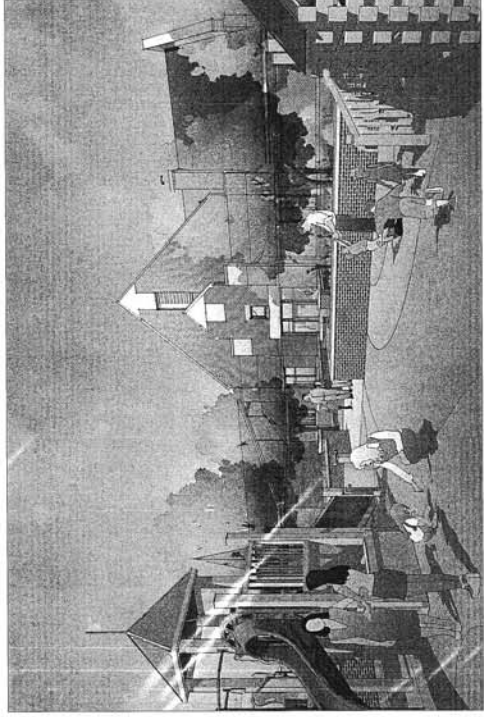
SITE APPROACH VIEW (LOOKING NORTH)



BUILDING APPROACH VIEW (LOOKING NORTHWEST)



PLAYGROUND VIEW (LOOKING NORTHWEST)



PLAYGROUND VIEW (LOOKING NORTHWEST)

1-A-13-UK
REVISED
/ 2-23-12