

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 7-J-18-UR

AGENDA ITEM #: 52

AGENDA DATE: 7/12/2018

► **APPLICANT:** FALCONNIER DESIGN CO.

OWNER(S): New Victory Baptist Church

TAX ID NUMBER: 94 C S 010.01

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 925 Baxter Ave

► **LOCATION:** North side of W. Baxter Ave., east side of McSpadden St.

► **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W. Baxter Ave., a local street with 26' pavement width within 50' of right-of-way, and McSpadden St., a local street with 20' pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

► **ZONING:** R-1A (Low Density Residential)

► **EXISTING LAND USE:** Church

► **PROPOSED USE:** Expansion of existing church

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Houses and retail / R-1 (Low Density Residential) & C-1 (Neighborhood Commercial)

South: Baxter Ave., solid waste facility / I-4 (Heavy Industrial)

East: Auto repair, convenience store, fuel station / R-1A (Low Density Residential) & C-1 (Neighborhood Commercial)

West: McSpadden St., houses / R-1A (Low Density Residential)

NEIGHBORHOOD CONTEXT: This church is within an older residential neighborhood that includes a mix of single family homes, churches and an elementary school within R-1A and R-2 zones, as well as several small office and retail businesses within O-1, C-1 and C-3 zones. The City's Solid Waste facility is located across Baxter Ave. and is zoned I-4.

STAFF RECOMMENDATION:

► **APPROVE the existing 3,655 square-foot church and new 1,200 square-foot fellowship hall, subject to 4 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

3. Meeting all requirements of the Knox County Health Department.
4. Obtaining all necessary zoning variances from the Board of Zoning Appeals.

With the conditions noted, this plan meets the requirements for approval of a church in the R-1A district and the other criteria for approval of a use-on-review.

COMMENTS:

This proposal is for the construction of a 1,200 sq. ft. fellowship hall for the existing church. The fellowship hall is located within the rear setback of the property but no closer than the existing church (13'-7"). The City of Knoxville Board of Zoning Appeals must approve this setback reduction.

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

1. The proposed fellowship hall will have minimal impact on local services since utilities are available to serve this site.
2. The use should have minimal impact on adjacent properties since it will primarily be used by the church and the building location is no closer to the rear lot line than the existing church. In addition, an alley runs along the rear lot line.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed fellowship hall meets the standards for development within the R-1A (Low Density Residential) zone requirements.
2. The proposed fellowship hall 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 since this area has a mix of residential, commercial and governmental uses.

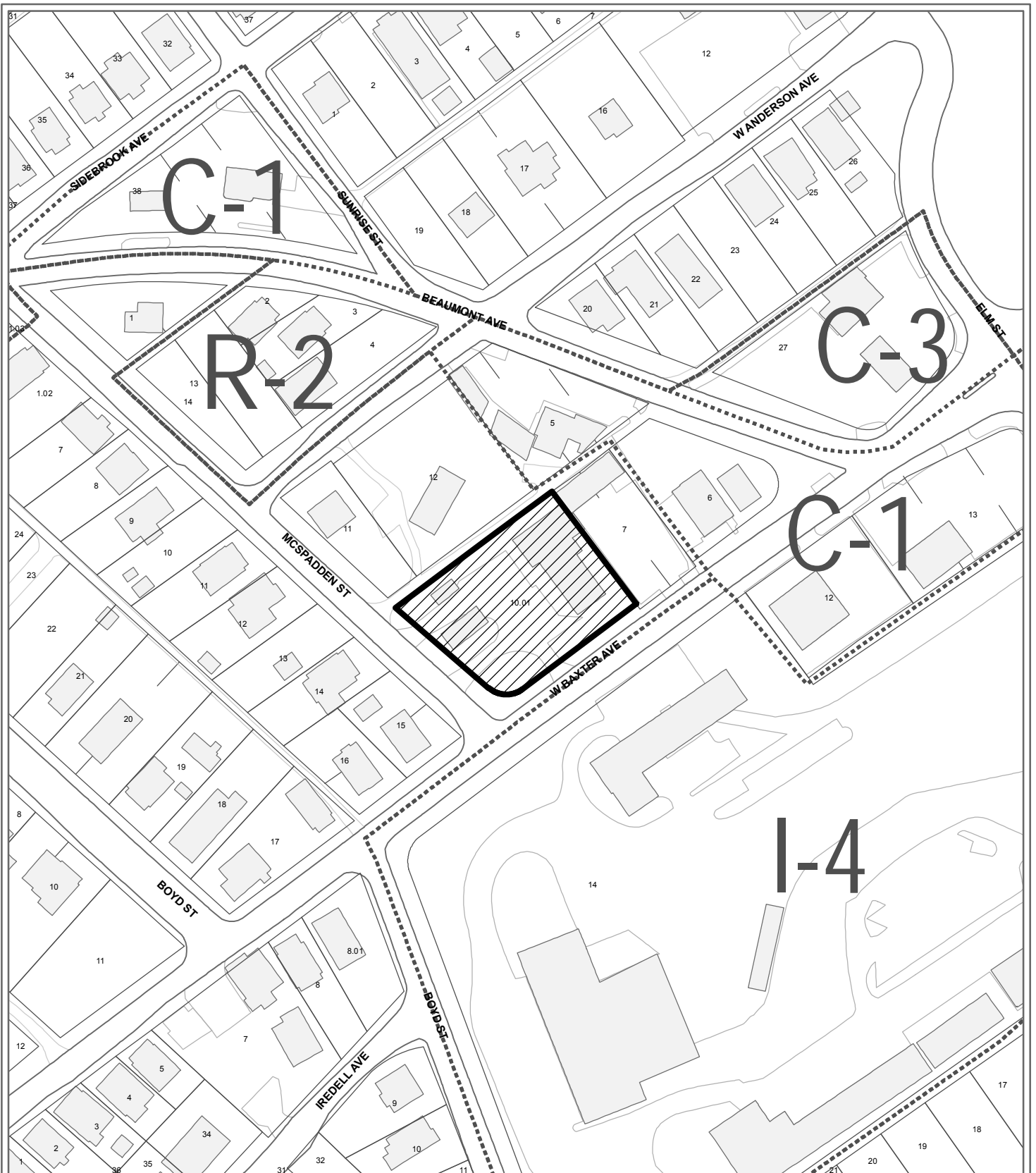
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The property designated TDR on the One Year Plan and Sector Plan. The proposed fellowship hall is consistent with the recommendations of these plans.
2. The site is located within the Knoxville city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**7-J-18-UR
USE ON REVIEW**



Expansion of existing church in R-1A (Low Density Residential)

Original Print Date: 6/20/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

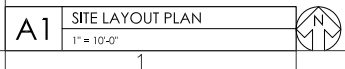
Petitioner: Falconnier Design Co.

Map No: 94
Jurisdiction: City

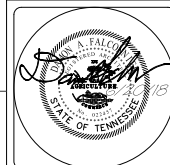
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Feet



2. BLASTING SHALL NOT BE USED IN DEMOLITION WORK. DEBRIS SHALL NOT BE REMOVED BY THE GENERAL CONTRACTOR UNLESS SPECIFICALLY REQUESTED OTHERWISE BY OWNER.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DECONSTRUCTED ITEMS WHICH THE OWNER DESIGNATES TO BE REMOVED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE REMAINING STRUCTURE DETERMINED BY OWNER. PROTECT AS REQUIRED.
4. PRIOR TO COMMENCING CONSTRUCTION OF THE NEW BUILDING DURING AND AFTER CONSTRUCTION, PREPARE AN EVACUATION PLAN WITH THE OWNER AND FIRE MARSHAL. PRIOR TO COMMENCING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL PROVIDE BARRIERS AS REQUIRED TO PREVENT ACCESS TO THE ADJACENT AREAS OF CONSTRUCTION AREAS. CONSTRUCTION ACTIVITIES SHALL PROVIDE ACCESS TO THE SITE FOR FIRE FIGHTERS OR EMERGENCY VEHICLES.
5. AS THE AROUND BUILDING WORK IS IN USE DURING CONSTRUCTION ACTIVITIES FROM INTERFERING WITH THE OPERATION OF THE BUILDING, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PLACEMENT OF ALL CONSTRUCTION EQUIPMENT, MATERIALS AND DEBRIS.
6. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING TO REMAIN AREAS SURROUNDING DEMOLITION AREA.
7. PRIOR TO POSTING SIGNS AND BARRIERS, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PREVIOUS CONDITION OR AS REQUIRED AND APPROVED AND AS REQUIRED BY THE OWNER.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROTECTION OF EXISTING STRUCTURE AND ADJACENT AREAS DURING TEMPORARY SHORING AND BRACING TO PREVENT COLLAPSE.
9. ADJUST TO REMAIN BUILDING AND SERVICE AREAS TO THE OWNER PRIOR TO THE COMMENCEMENT OF DEMOLITION.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXPRESS WRITTEN NOTICE TO PROCEED FROM THE OWNER. DEMOLITION SHALL BE COMMENCED IMMEDIATELY AFTER THE FINALIZED AND FINANCING FOR THE ENTIRE PROJECT IS RECEIVED.
11. PROTECT EXISTING HVAC SYSTEM DUST INGESTION.
12. SEE ADDITIONAL NOTES & DIRECTIONS IN DIV. 2 SHEET



MUNICIPAL JURISDICTION: CITY OF KNOXVILLE, TN
SITE ZONE: R-1A
PARCEL ID: 094C501001
WARD: 20
ADDRESS: 21/21104
SITE SIZE: 0.49 ACRE (21,479 S.F.)
EXISTING BUILDING (TO REMAIN):
923 BAXTER AVENUE
3,725 GROSS SQ.FT.
1. STORY
TYPE V-B, UNSPRINKLERED
A-3 "RELIGIOUS WORSHIP"
PROPOSED BUILDING:
923 BAXTER AVENUE
1,200 GROSS SQ.FT.
1. STORY
TYPE V-B, UNSPRINKLERED
A-3 "RELIGIOUS WORSHIP"
VARIANCE REQUESTS:
1. MPC USE--ON-REVIEW (PENDING):
1.1. SITE PLAN
1.2. FLOOR PLAN
1.3. EXTERIOR ELEVATIONS
2. REAR SETBACK (PENDING): REQUEST REDUCTION IN REAR SETBACK TO 13'-0" FROM 25'-0" SO THAT NEW BUILDING WALL CAN ALIGN WITH EXISTING BUILDING WALL
PARKING NOTES:
1. ORIGINAL BUILDING WAS BUILT ca.1949, PRIOR TO ADOPTION OF ZONING ORDINANCE.
2. PROPOSED ADDITION WILL NOT INCREASE THE REQUIRED PARKING.
3. THEREFORE, THE EXISTING GRAVEL PARKING AREA MAY REMAIN WITH THE UNDERSTANDING THAT NO ADDITIONAL PARKING AREA WILL BE ADDED POST THE COMPLETION OF THIS PROJECT.
4. EXISTING ACCESSIBLE PARKING SPACE AND ACCESS AISLE AS SHOWN ON PLAN.
SITE DEVELOPMENT NOTES:
1. COORDINATE ALL SITE UTILITIES SIZES AND LOCATIONS W/ KUB OR OTHER LOCAL UTILITY.
2. DRAINAGE IS BY OWNER, INCLUDING ORNAMENTALS, HORTICULTURE AND PERMANENT LANDSCAPE.
3. SEED AND STRAW BY GC ONLY TO STABILIZE SITE, REPAIR EROSION, EXCAVATIONS AND REPLACE DISTURBED LANDS.
4. EXCAVATION AREA NOT TO EXCEED 2,800 S.F. (EXCLUDING 4" INCHES).
5. NEW BUILDING DOES NOT HAVE NATURAL GAS SERVICE.
6. SITE PLAN BASED ON ARCHITECT'S FIELD DOCUMENTATION SURVEY, AVAILABLE GIS DATA AND ORNAMENTAL SURVEY/PLAN PREPARED BY CANNON & CANNON, DATED SEPTEMBER 24, 2012.
7. CONCRETE EQUIPMENT PADS SHALL BE 6" thick 4000 psi concrete w/ 6x6x14/1/4 WWF OVER 4" (MN)
8. CONCRETE CRUSHED STONE BASE, VERIFY REQUIRED SIZES WITH MECHANICAL CONTRACTOR. SLOPE SLIGHTLY T/ DRAIN AWAY FROM BUILDING.
9. CONDUCT ELEVATIONS IN FIELD. REPORT DISCREPANCY TO ARCHITECT.
10. EXISTING LEANS IS EXISTING TO REMAIN, NO PROPOSED IMPROVEMENTS OR CHANGES.
11. UTILITIES AND COMMUNICATIONS REQUIREMENTS WITH LOCAL UTILITY AND OWNER.



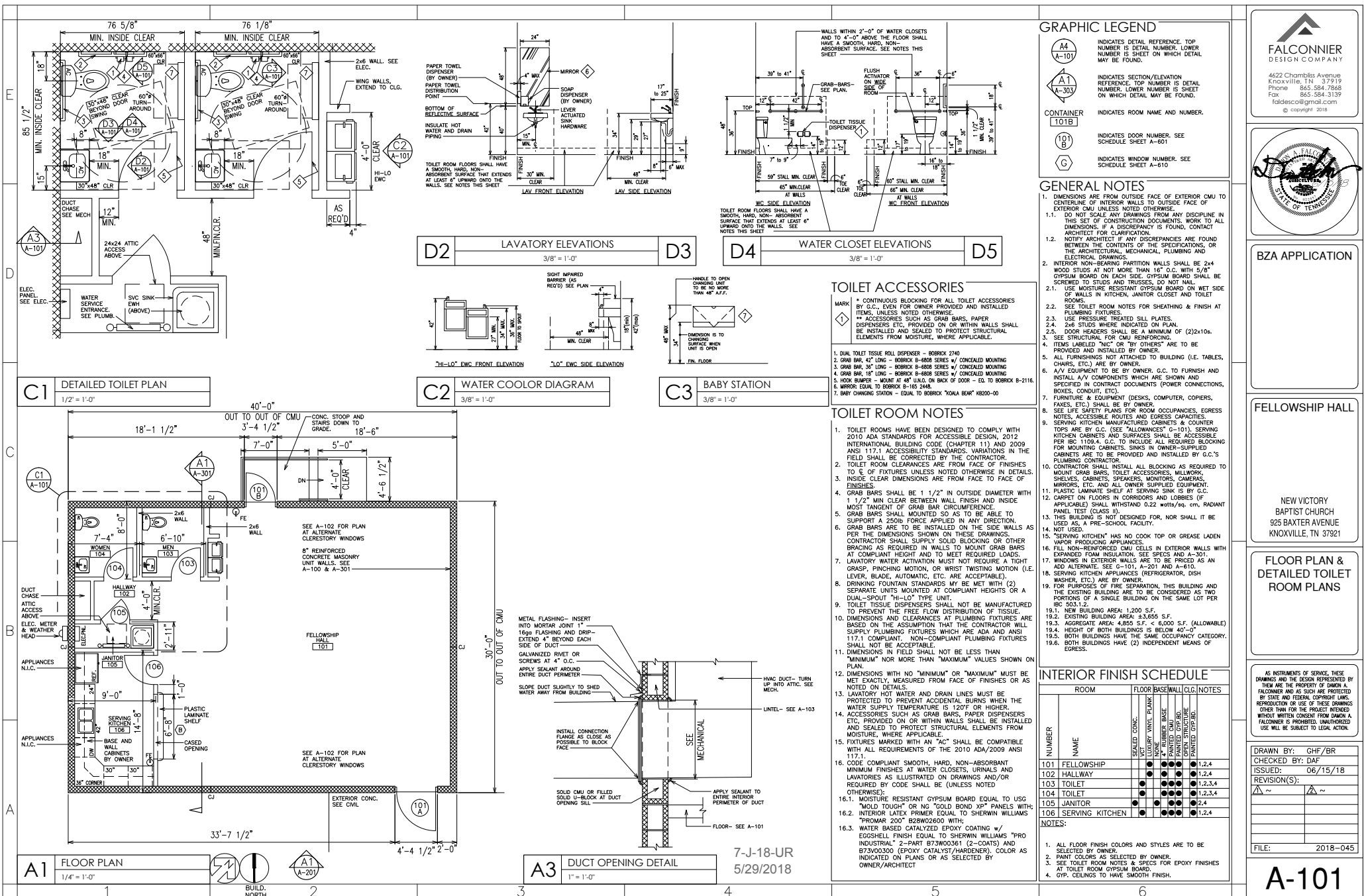
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NEW VICTORY
BAPTIST CHURCH
925 BAXTER AVENUE
KNOXVILLE, TN 37921

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DRAWN BY:	GHF/BR
CHECKED BY:	DAF
ISSUED:	06/15/18
REVISION(S):	
△ 06/20/18	△ ~
FILE:	2018-045

C-101



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Knoxville, TN 37919
Phone 865.584.7868
Fax 865.584.3139
falconnier@gmail.com
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BZA APPLICATION

FELLOWSHIP HALL

NEW VICTORY
BAPTIST CHURCH
925 BAXTER AVENUE
KNOXVILLE, TN 37921

FLOOR PLAN &
DETAILED TOILET
ROOM PLANS

AS INSTRUMENTS OF SERVICE, THESE
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ISSUED: 06/15/18
REVISION(S):
FILE: 2018-045

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BZA APPLICATION

FELLOWSHIP HALL

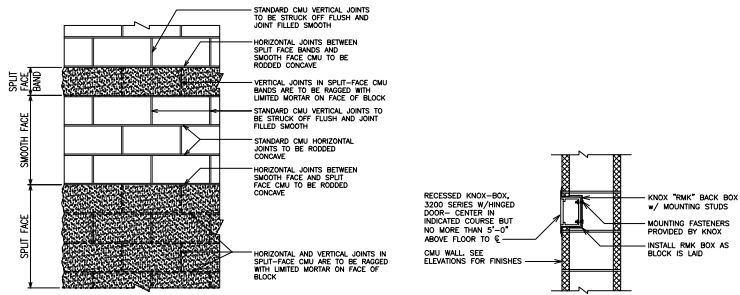
NEW VICTORY
BAPTIST CHURCH
925 BAXTER AVENUE
KNOXVILLE, TN 37921

EXTERIOR
ELEVATIONS

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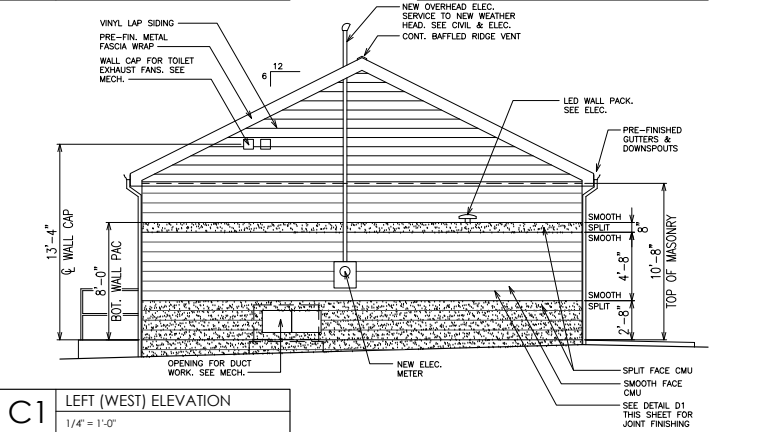
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FILE: 2018-045

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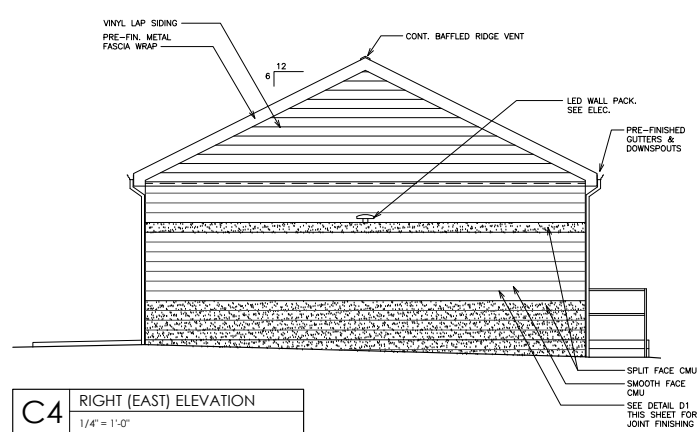


D1 EXTERIOR CMU JOINT DETAIL
3/4" = 1'-0"

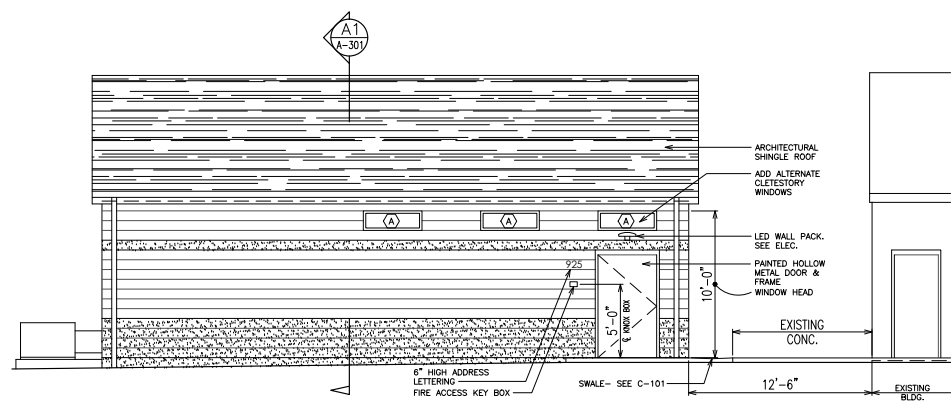
D1 FIRE DEPARTMENT KEY BOX
1" = 1'-0"



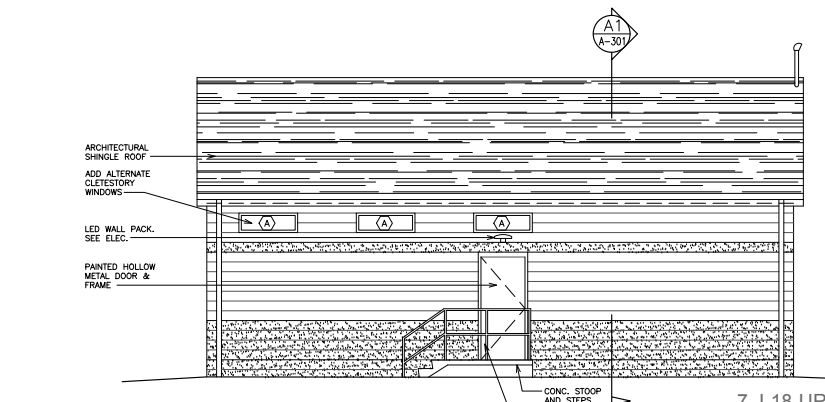
C1 LEFT (WEST) ELEVATION
1/4" = 1'-0"



C4 RIGHT (EAST) ELEVATION
1/4" = 1'-0"



A1 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"



A4 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

7-J-18-UR
5/29/2018

☒ **Use on Review** ☐ **Development Plan**
Name of Applicant: Falconnier Design CoDate Filed: May 29, 2018Meeting Date: July 12, 2018Application Accepted by: M PayneFee Amount: 78 File Number: Development Plan 78Fee Amount: 1500.00 File Number: Use on Review 7-J-18-UR**PROPERTY INFORMATION**Address: 925 Baxter AvenueGeneral Location: Near the intersection of
McSpadden Street and Baxter AvenueTract Size: .5 ac +/- No. of Units: Zoning District: R-1AExisting Land Use: ChurchPlanning Sector: Central CitySector Plan Proposed Land Use Classification:
TDRGrowth Policy Plan Designation: Census Tract: 70Traffic Zone: 52Parcel ID Number(s): 094C561001Jurisdiction: ☒ City Council 6 District☐ County Commission District**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: New Victory Baptist ChurchCompany: New Victory Baptist ChurchAddress: 923 W. Baxter AveCity: Knoxville State: TN Zip: 37921Telephone: Fax: E-mail: **APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Damon FalconnierCompany: Falconnier Design CoAddress: 4622 Chambliss AveCity: Knoxville State: TN Zip: 37919Telephone: 865-584-7868Fax: 865-584-3139E-mail: faldesco@gmail.com**APPROVAL REQUESTED**☐ Development Plan: Residential Non-Residential☐ Home Occupation (Specify Occupation)
 ☒ Other (Be Specific)
Church was existing before Use on Review
was required. It is now required with the
construction of new building
APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature:

PLEASE PRINT

Name: Damon FalconnierCompany: Falconnier Design CoAddress: 4622 Chambliss AveCity: Knoxville State: TN Zip: 37919Telephone: 865-584-7868E-mail: faldesco@gmail.com