



# USE ON REVIEW REPORT

▶ **FILE #:** 2-A-19-UR

**AGENDA ITEM #:** 34

**AGENDA DATE:** 2/14/2019

▶ **APPLICANT:** **MACY RUDELL**  
OWNER(S): Faith Promise Church

TAX ID NUMBER: 89 22301 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10740 Faith Promise Ln

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

▶ **APPX. SIZE OF TRACT:** **60.96 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, and an off-ramp from Pellissippi Parkway.

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 Operations Building**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Business, residences and vacant land - BP (Business and Technology) / TO (Technology Overlay) and A (Agricultural)

South: Vacant land - PR (Planned Residential / TO (Technology Overlay)

East: Vacant land - BP (Business and Technology) / TO (Technology Overlay) and A (Agricultural)

West: Pellissippi Parkway, vacant land and business - - BP (Business and Technology) / TO (Technology Overlay)

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

## STAFF RECOMMENDATION:

▶ **APPROVE the development plan for the two story church operations building of approximately 29,050 square feet, subject to 6 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
2. Installation of all sidewalks and crosswalks as identified on the development plan, meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works.
3. Installing all landscaping as shown on the development plan within six months of the issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. Meeting all requirements of the Knox County Department of Engineering and Public Works.
5. Approval of a Certificate of Appropriateness for a building permit from the Tennessee Technology Corridor Development Authority.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

**COMMENTS:**

This is a request for approval of a church operations building that will be located on the Faith Promise Church campus which is located on the northeast side of Pellissippi Parkway and southeast side of Horseshoe Bend Ln. The proposed operations building will be serving all 6 of the Faith Promise Church campuses. The proposed two story building will include offices, conference and multi-purpose rooms and warehouse space in a building area of approximately 29,050 square feet. The building will include approximately 22,450 square feet of office space and 6,600 square feet of warehouse space. The proposed development plan includes 108 additional parking spaces to serve the facility.

Since this site is zoned BP (Business and Technology), a use on review approval is required for the proposed development. An application has been submitted for a Certificate of Appropriateness for a building permit from the Tennessee Technology Corridor Development Authority.

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

1. The proposed church operations building will have minimal impact on local services since utilities are in place to serve this site.
2. The proposed church operations building will have minimal traffic impact since the buildings primary use will not conflict with the use of the church sanctuary.
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 operations building 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.

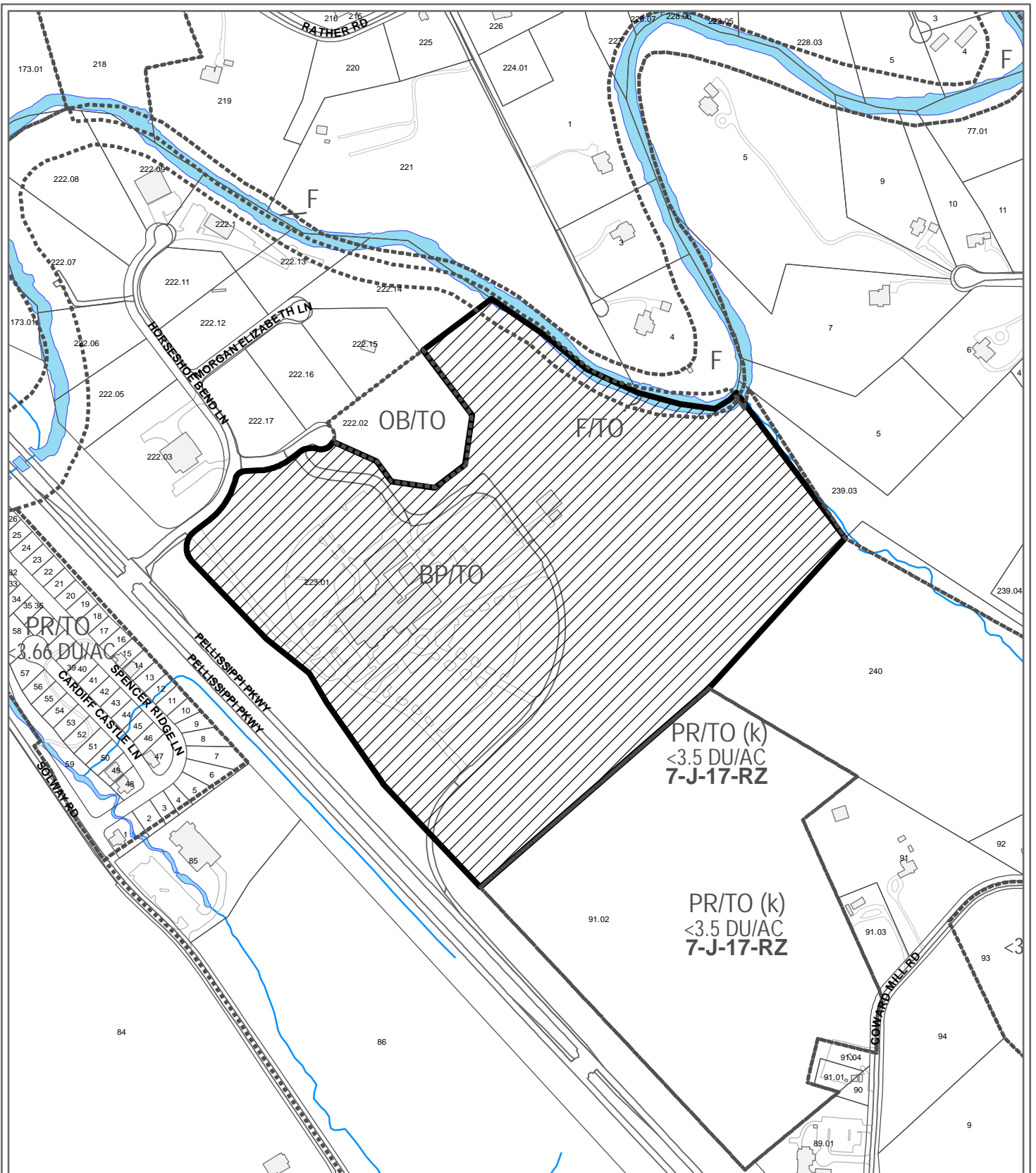
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan proposes technology park uses for this site. The proposed operations building is in conformance with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**2-A-19-UR  
USE ON REVIEW**



Church Operations Building in BP (Business and Technology) / TO (Technology Overlay)

Original Print Date: 1/15/2019  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

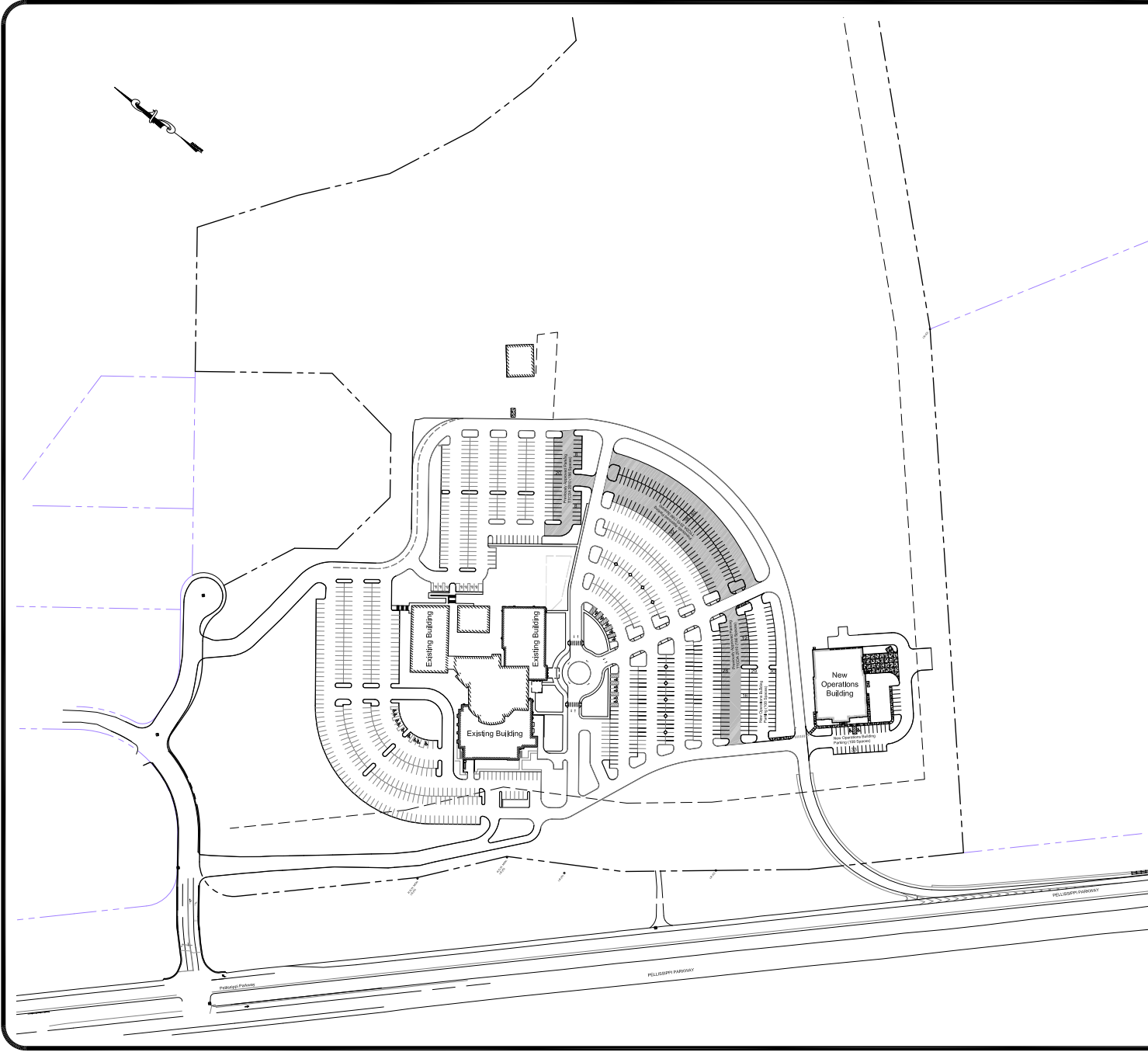
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Rudell, Macy

Map No: 89

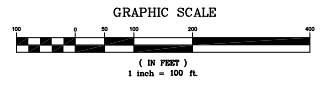
Jurisdiction: County





- ### General Notes
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to One Call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
  - Owner: Faith Promise Church  
10740 Faith Promise Lane  
Knoxville, Tennessee 37931  
Ph. 865-515-5598  
  
Operations Building  
10770 Faith Promise Lane  
Knoxville, Tennessee 37931
  - 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 BP & TO.
  - Lot acreage = Approx 60.7 acres.
  - TTCCD approved church parking, meeting date 12/06/2010, 1247 total spaces (including 27 accessible)  
Operations Building Parking - 108 Spaces (including 2 accessible)
  - Ground Area Coverage (GAC) = 80,119 sf / 2,613,600 sf = 3.1% < 25%
  - Floor Area Ratio (FAR) = 124,702 sf / 2,613,600 sf = 4.8% < 30%
  - Impervious Area Ratio (IAR) = 725,636 sf / 2,616,600 sf = 27.7% < 70%

2-A-19-UR



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

Drawing Description:

Entire Site Layout

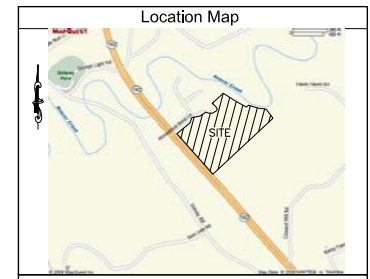
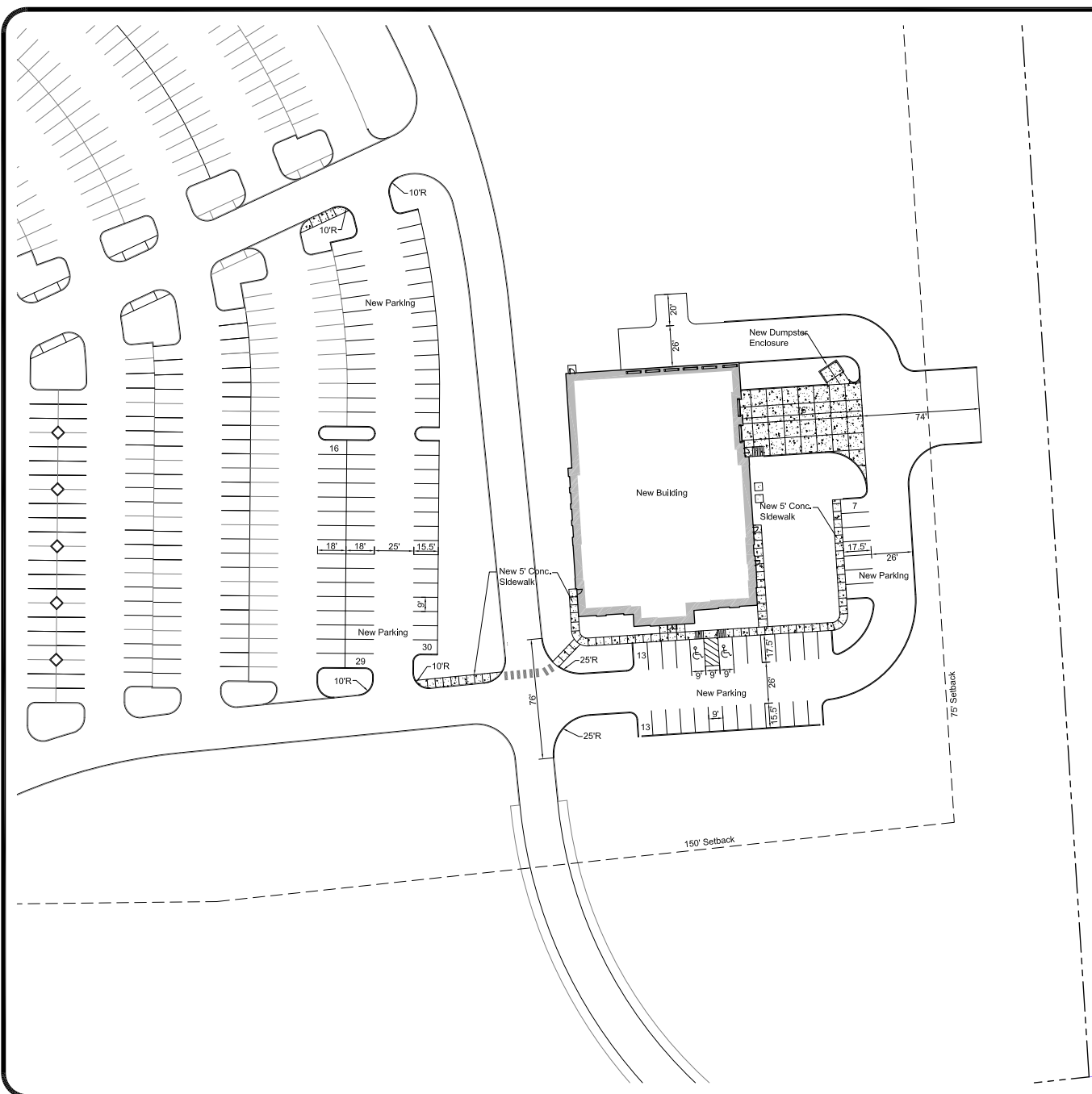
No.	Date	Revision

Use on Review

Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	218131
1"=100' Scale	11-29-18 Date

C001

Sheet No.



- ### General Notes
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to One Call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
  - Owner: Faith Promise Church  
10740 Faith Promise Lane  
Knoxville, Tennessee 37931  
Ph. 865-251-2599  
Operations Building  
10770 Faith Promise Lane  
Knoxville, Tennessee 37931
  - 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 BP & TO.
  - Lot acreage = Approx 60.7 acres.
  - TTCCA approved church parking, meeting date 12/06/2010, 1247 total spaces (including 27 accessible)
  - Operations Building  
Parking Allowed - 108 Spaces Including 2 H/C spaces  
Parking Provided - 108 Spaces Including 2 H/C spaces

2-A-19-UR



**faith promise**  
CHURCH

**LAND DEVELOPMENT SOLUTIONS**

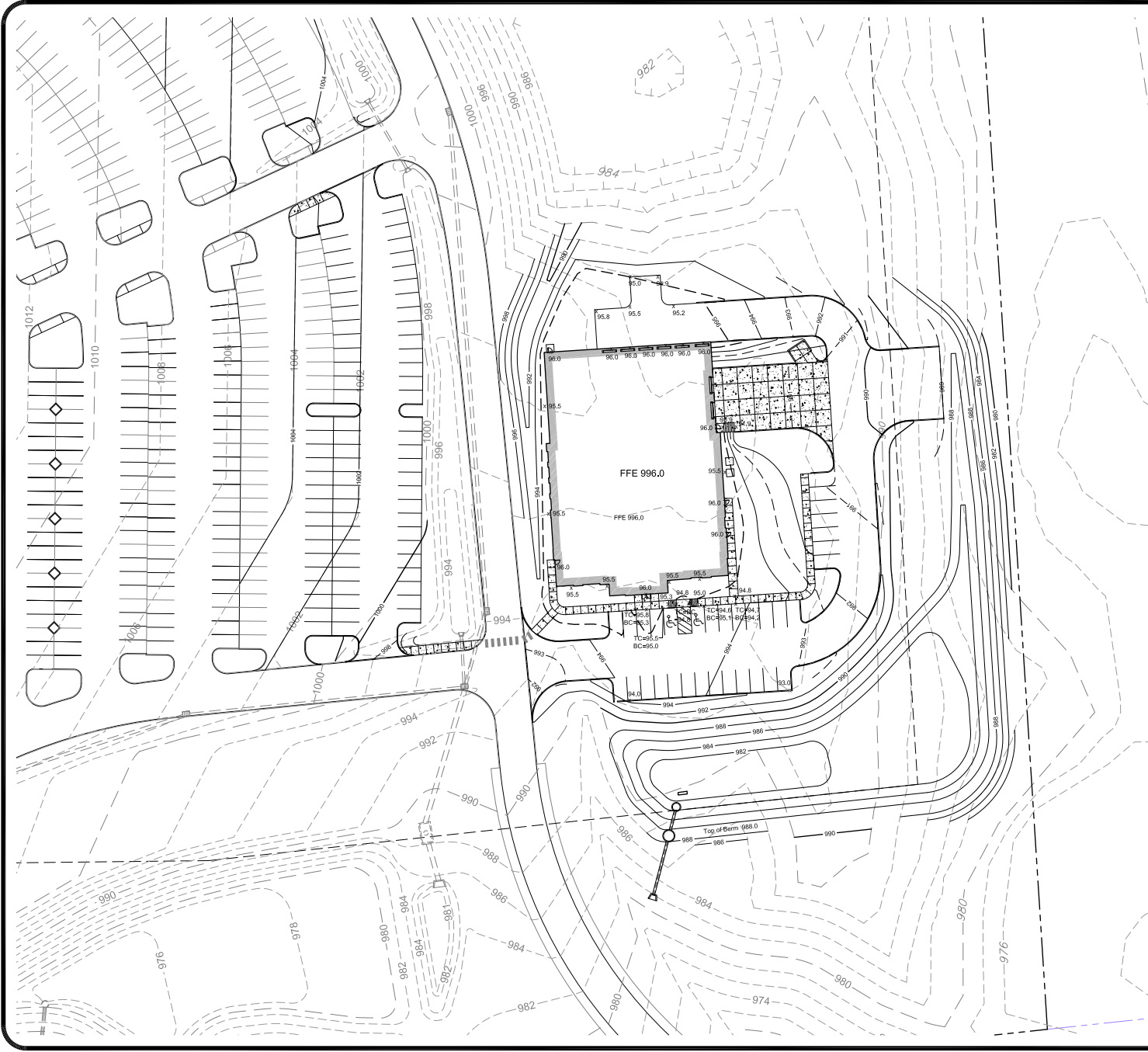
310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922  
PH. 865-671-2281

Operations Building  
Site Layout

Revision	Date

Use  
on  
Review

Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	218131
1"=30'	11-29-18
Scale	Date
<b>C101</b>	
Sheet No.	



- ### General Notes
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to One Call at least 72 hours before any excavation. To request exact field location of the utilities, it shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
  - Owner: Faith Promise Church  
10740 Faith Promise Lane  
Knoxville, Tennessee 37931  
Ph. 865-521-2699
  - Operator's Building  
10770 Faith Promise Lane  
Knoxville, Tennessee 37931
  - 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 BP & T.O.
  - Lot acreage = Approx 60.7 acres.
  - TTCCA approved church parking, meeting date 12/06/2010, 1247 total spaces (including 27 accessible).
  - Operator's Building  
Parking Allowed - 108 Spaces Including 2 H/C spaces  
Parking Provided - 108 Spaces Including 2 H/C spaces

- ### Drainage Notes
- All storm lines in paved areas shall be backfilled to pavement subgrade with #57 stone.
  - All trenching and shoring shall comply with OSHA standards.
  - Storm lines and structures shall be constructed as soon as possible. Inlet Protection shall be used around structures to minimize the all entering into drainage system. All silt shall be removed from structures and lines.
  - Pipe lengths and slope are measured from center of structure to center of structure.
  - All HOPE storm lines shall be smooth interior.
  - Contractor shall provide as-built survey of storm system PRIOR to paving. As-built survey shall include storm structure tops, inverts, pipe materials, slopes, and detention basin grading (1 foot contours). Survey shall be provided in electronic format (ACAD 2009 compatible) as well as stamped paper copy. Survey shall be on the same datum as coordinate system as the design plans. All survey points shall be provided in a comma delimited text file (PNEZD format).
  - After construction is complete, contractor shall provide as-built survey as noted above. Survey shall be updated to reflect any changes or modifications to the storm system since the first as-built survey. As-built survey shall include storm structure tops, inverts, pipe materials, slopes, and detention basin grading (1 foot contours). Survey shall be provided in electronic format (ACAD 2009 compatible) as well as stamped paper copy. Survey shall be on the same datum as coordinate system as the design plans. All survey points shall be provided in a comma delimited text file (PNEZD format).

**2-A-19-UR**

**LAND DEVELOPMENT SOLUTIONS**

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

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Operations Building  
Site Grading

Revision	Date	Description

**Use on Review**

Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	218131
1"=30'	11-29-18
Scale	Date

C201

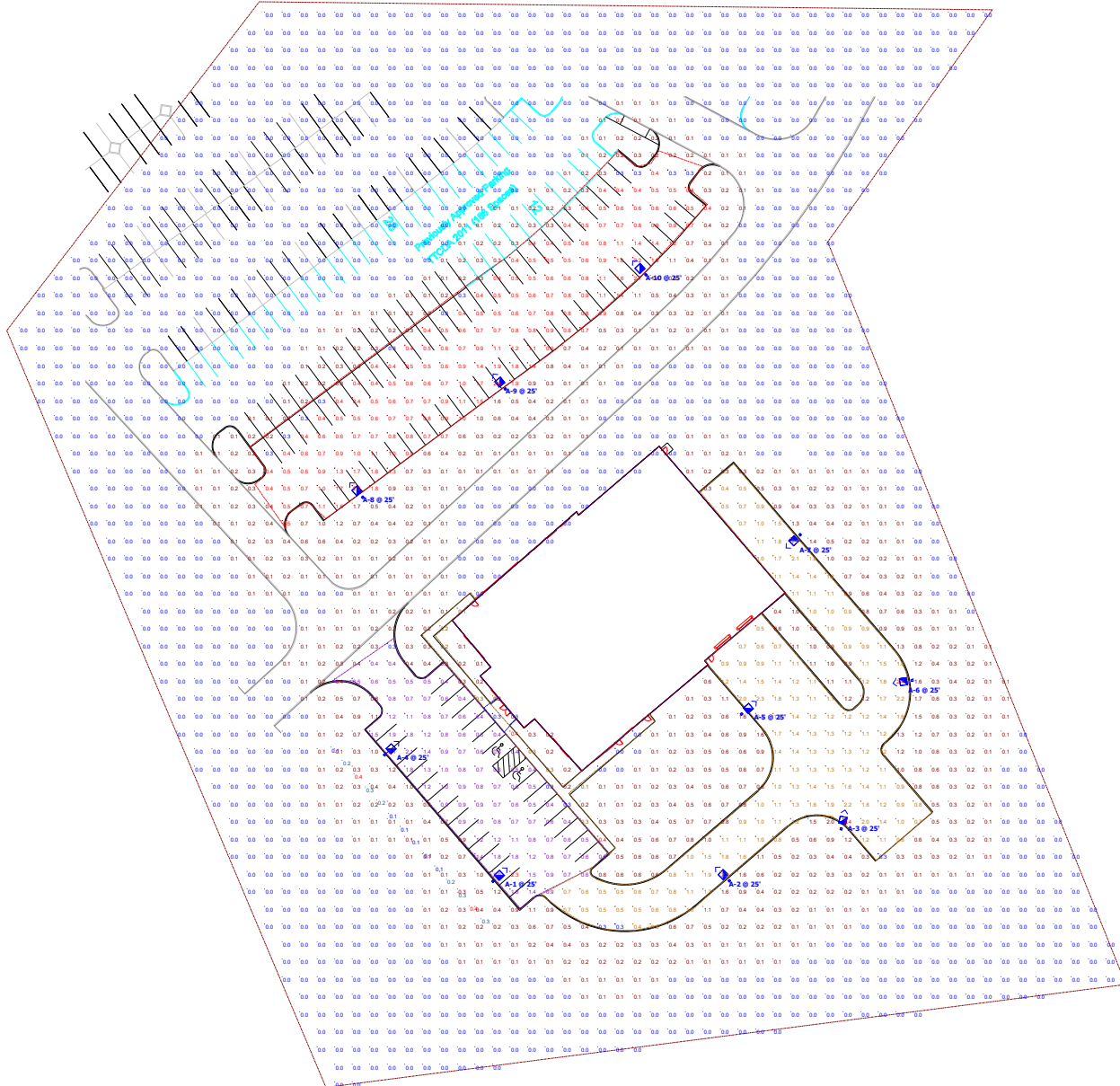
Sheet No.











**Plan View**  
 Scale: 1" = 30'

2-A-19-UR



**RSX1 LED Area Luminaire**

**Introduction**  
 The new RSX1 LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 1000 to 10000 lumens allowing to replace 70W to 80W HLD luminaires.

The RSX1 features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing diffuser patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of the mounting arm allows for wiring without opening the electrical compartment. A clear anti-static and an adjustable integral slip filter are also available.

**Specifications**

Area: 0.57' x 0.55' (6.0" x 6.0")  
 Length: 21.8" (55.4 cm) (200 mm max)  
 Width: 13.7" (34.8 cm)  
 Height: 9.0" (22.9 cm) (Max Body)  
 Weight: 25.9 lb (11.7 kg)

**Cutting Information**

**EXAMPLE: RSX1 LED P4 40K R3 M/OUT SPA DBDD**

Area	Dimensions	Location	Quantity	Notes
1	0.57' x 0.55'	See Plan View	1	See Plan View
2	0.57' x 0.55'	See Plan View	1	See Plan View
3	0.57' x 0.55'	See Plan View	1	See Plan View
4	0.57' x 0.55'	See Plan View	1	See Plan View
5	0.57' x 0.55'	See Plan View	1	See Plan View
6	0.57' x 0.55'	See Plan View	1	See Plan View
7	0.57' x 0.55'	See Plan View	1	See Plan View
8	0.57' x 0.55'	See Plan View	1	See Plan View
9	0.57' x 0.55'	See Plan View	1	See Plan View
10	0.57' x 0.55'	See Plan View	1	See Plan View

**Safety**  
 Please note this analysis does not comply with minimal IESNA levels for parking and pedestrian safety. Acuity Brands will not be liable for any safety issues that may arise from the installation of this design.

**Note**  
 1. Readings shown are based on a total LLF of as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).  
 2. Please refer to the "Plan View" for mounting heights.  
 3. Product information can be obtained at www.Lithonia.com or through your local agency.

**Luminaire Locations**

Location						
No.	Label	X	Y	Z	MH	Orientation
1	A	99.75	-111.44	25.00	25.00	46.68
2	A	234.61	-111.12	25.00	25.00	314.48
3	A	298.35	-81.54	25.00	25.00	11.55
4	A	38.00	-39.31	25.00	25.00	46.68
5	A	241.56	-16.02	25.00	25.00	49.78
6	A	338.76	3.18	25.00	25.00	261.41
7	A	274.95	86.15	25.00	25.00	226.69
8	A	25.50	107.56	25.00	25.00	318.28
9	A	106.75	169.31	25.00	25.00	321.41
10	A	187.00	234.44	25.00	25.00	316.59

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
20' Away from Adjacent Parking	+	0.2 fc	0.4 fc	0.1 fc	4.0:1	2.0:1
Across Street Parking	◆	0.8 fc	2.3 fc	0.3 fc	7.7:1	2.7:1
Adjacent Parking Lot	◇	0.9 fc	2.3 fc	0.3 fc	7.7:1	3.0:1
Building Entrance	◇	0.3 fc	0.3 fc	0.3 fc	1.0:1	1.0:1
Driveway/Dock Summary	◆	1.2 fc	2.4 fc	0.3 fc	8.0:1	4.0:1
Sidewalk	□	0.2 fc	0.4 fc	0.0 fc	N/A	N/A
Spill Light Summary	+	0.2 fc	2.4 fc	0.0 fc	N/A	N/A

**Disclaimer**  
 This architectural lighting submittal is provided only for informational purposes and to help the customer or end-user (as applicable) understand how various sections of linear fixtures connect to each other and how they mount to the ceiling. This lighting submittal is strictly based on the information provided to Acuity Brands, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor-plans, reflected ceiling plans, electrical plans and specifications) provided to Acuity Brands is incomplete or not current (i.e., newer versions exist), the accuracy of proposed design may be adversely affected. Once this lighting submittal is received by the customer or end-user (as applicable), it is the obligation of the customer or end-user (as applicable) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands be responsible for any loss resulting from any use of any information contained in this lighting submittal.

**Schedule**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name	Lumens Per Luminaire	Light Loss Factor	Wattage
◆	A	10	Lithonia Lighting	RSX1 LED P1 40K R4	RSX Area Fixture Size 1 P1 Luminaire Package 4000K CCT Type RS Distribution		1	RSX1_LED_P1_40K_R4.wpl	7189	0.97	51.34
◆	B	0	Lithonia Lighting	RSX1 LED P1 40K R5	RSX Area Fixture Size 1 P1 Luminaire Package 4000K CCT Type RS Distribution		1	RSX1_LED_P1_40K_R5.wpl	7285	0.97	51.34

Designer  
 R. Cunningham  
 Date  
 11/28/2018  
 Scale  
 As Shown  
 Drawing No.  
 87668-0  
 Summary





**Use on Review**     **Development Plan** 018



Name of Applicant: MACY RUDELL  
 Date Filed: 12/26/18 Meeting Date: 2/14/19  
 Application Accepted by: [Signature]  
 Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_  
 Fee Amount: \$1500 File Number: Use on Review 2-A-19-UR

**PROPERTY INFORMATION**

Address: 10770 FAITH PROMISE LANE  
 General Location: W/5 MISSISSIPPI Pkwy, S&S  
Horseshoe Bend Lane  
 Tract Size: 1.3 Acres No. of Units: \_\_\_\_\_  
 Zoning District: BP  
 Existing Land Use: P-GP

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Planning Sector: TP Northwest Country  
 Sector Plan Proposed Land Use Classification:  
TP  
 Growth Policy Plan Designation: Planned Growth  
 Census Tract: 59.08  
 Traffic Zone: 226  
 Parcel ID Number(s): 089 22301  
 Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 6 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: Sid Spiva (Facilities Director)  
 Company: Faith Promise Church  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: 865-261-2590 ext.1111  
 Fax: \_\_\_\_\_  
 E-mail: sids@faithpromise.org

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:  
 PLEASE PRINT  
 Name: MACY RUDELL  
 Company: STUDIO FOUR DESIGN  
 Address: 414 Clinch Avenue  
 City: Knoxville State: TN Zip: 37902  
 Telephone: 865-523-5001  
 Fax: \_\_\_\_\_  
 E-mail: mruddell@studinc.com

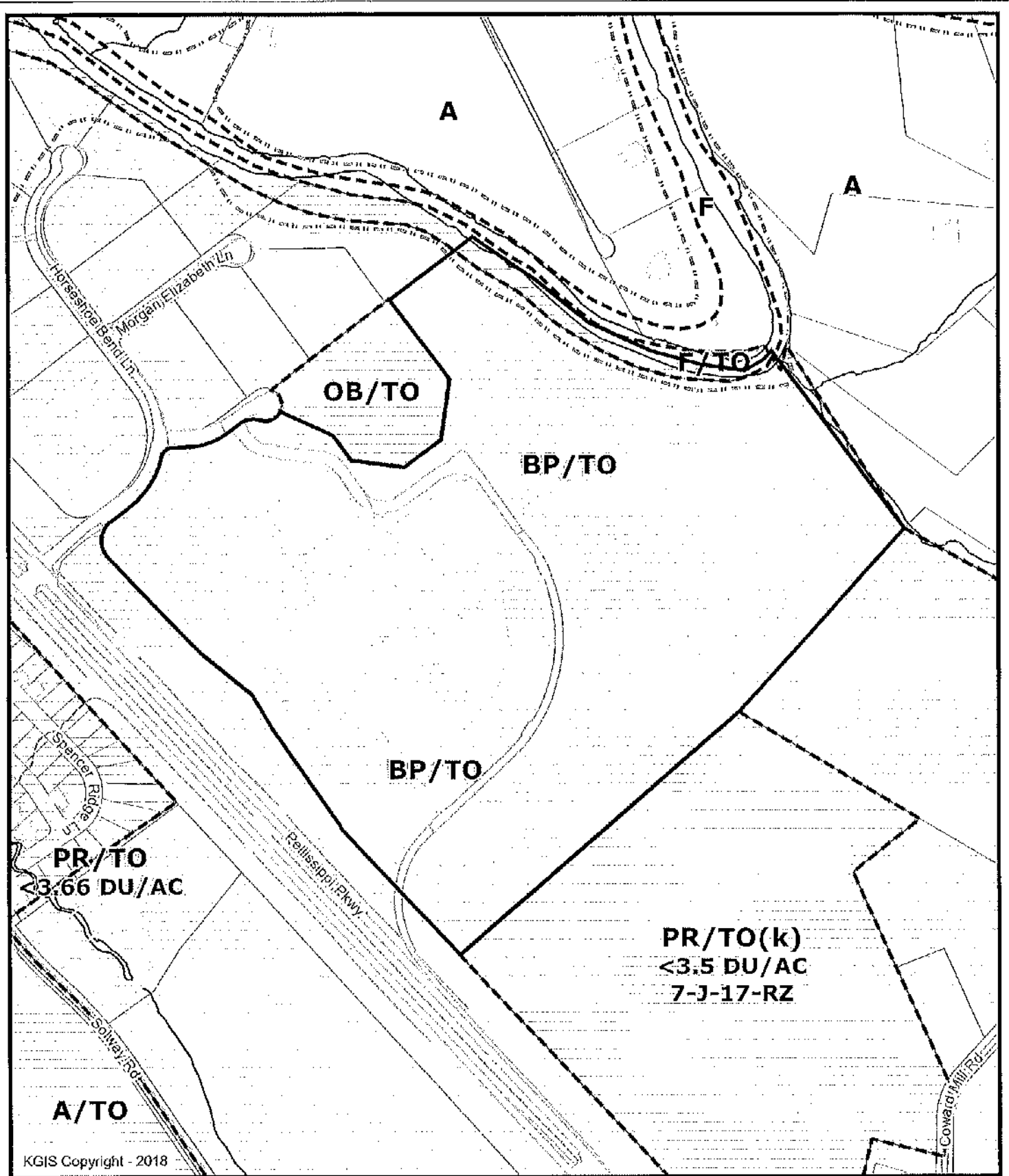
**APPROVAL REQUESTED**

Development Plan: Residential  Non-Residential  
 Home Occupation (Specify Occupation)  
 \_\_\_\_\_  
 Other (Be Specific)  
Business occupancy on zoning parcel (BP)  
 \_\_\_\_\_

**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: [Signature]  
 PLEASE PRINT  
 Name: MACY RUDELL  
 Company: STUDIO FOUR DESIGN  
 Address: 414 Clinch Avenue  
 City: Knoxville State: TN Zip: 37902  
 Telephone: 865-523-5001  
 E-mail: mruddell@studinc.com



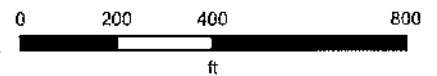


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Letter Portrait



Printed: 12/28/2018 at 3:07:41 PM



Knoxville - Knox County - KUB Geographic Information System

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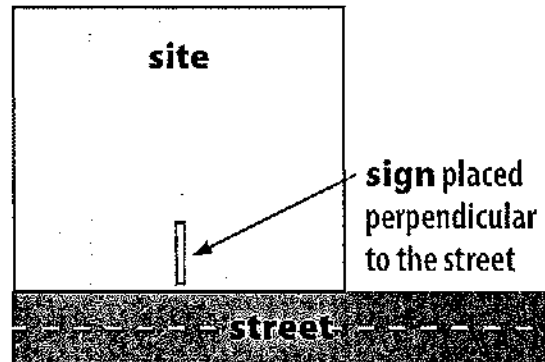
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Jan. 30, 2019 and Feb. 15, 2019  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Mary Rudell

Printed Name: MAX RUDSELL

Phone: 765-523-5001 Email: mrudell@s4dinc.com

Date: 12-26-18

MPC File Number: 2-A-19-UR