



USE ON REVIEW REPORT

▶ **FILE #:** 5-O-20-UR

AGENDA ITEM #: 35

AGENDA DATE: 5/14/2020

▶ **APPLICANT:** DAMON A. FALCONNIER, NCARB

OWNER(S): West Park Baptist Church

TAX ID NUMBER: 105 15701

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 8835 Middlebrook Pk.

▶ **LOCATION:** North side of Middlebrook Pk., east side of Park Church Dr.

▶ **APPX. SIZE OF TRACT:** 9.75 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Middlebrook Pike, a four lane, median divided major arterial, and Pheasants Glen Dr., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** PR (Planned Residential) & RB (General Residential)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Proposed modular building for an existing church

HISTORY OF ZONING: Rezoned PR in June, 1988.

SURROUNDING LAND USE AND ZONING: North: Residences - PR (Planned Residential)

South: Middlebrook Pike and residences - RA (Low Density Residential)

East: Multi-dwelling development - RN-5 (General Residential Neighborhood)

West: Parking lot and athletic fields - A (Agricultural)

NEIGHBORHOOD CONTEXT: The properties immediately adjacent to the proposed development are single-family residential (north and south) and a senior housing facility (east). The single-family residential neighborhood to the north and the church have shared use of Pheasants Glen Dr.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for a modular office building with approximately 2,128 square feet located behind the existing church in the PR zone, subject to 4 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all applicable requirements of the previous use on review approval (10-F-18-UR).

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

COMMENTS:

This is a request for the addition of a modular office building with approximately 2,128 square feet behind the existing West Park Baptist Church located on the north side of Middlebrook Pike and east side of Park Church Drive. The building will be located in the parking lot adjacent to the existing building. The parking lot and drive aisles are being modified to accommodate the building. This is proposed as an addition to the previous use on review approval (10-F-18-UR) for a church expansion of approximately 7,650 square feet and reconfiguration of the parking lot that was approved by the Planning Commission on October 11, 2018

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

1. The office addition will have minimal impact on local services since utilities are available to serve this site.
2. The office addition at the back of the existing building should have minimal impact on the adjacent residential neighborhood.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed addition, with the recommended conditions, 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. 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 proposal meets all relevant requirements of the PR zoning district, as well as other criteria for approval of a use-on-review.

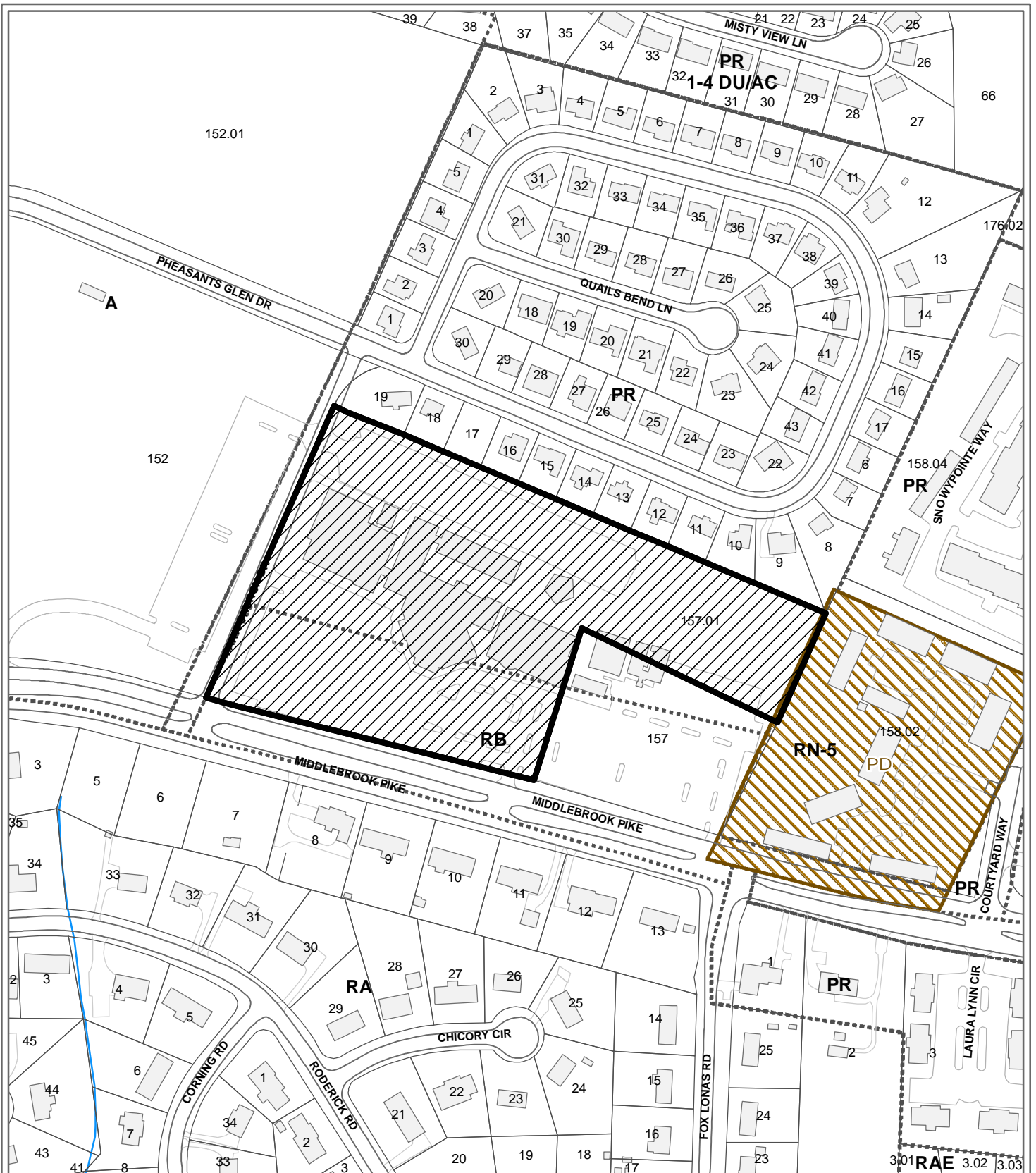
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the Northwest County Sector Plan, which propose CI (Civic Institutional) for the site.
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.



**5-O-20-UR
USE ON REVIEW**



Proposed modular building for an existing church in PR (Planned Residential) & RB (General Residential) zones

Petitioner: Damon A. Falconnier, NCARB

Map No: 105

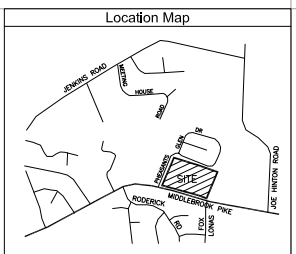
Jurisdiction: County



Original Print Date: 4/7/2020

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



- ### 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 without investigation. The contractor must determine the exact location and depth of all utilities which are to be installed or modified by the contractor to determine the location of existing utilities which conflict with the proposed improvements shown on the plans.
 - Property is located in Knox County and is Zoned:
 RP = Front Set: Side 12', Rear 20'
 PR = Front not less than 10', Side not greater than 15', Rear not greater than 30'
 A = Front 20', Side 20', Rear 30'
 - Total Acreage = 3.4 Acres
 - Owner: West Park Baptist Church
 8833 Middlebrook Pike
 Knoxville, TN 37923
 Ph. 865/495/0031

- ### Survey Notes
- Survey by:
 Land Development Solutions
 310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
 865-577-5291
 - Utility information is based on information obtained from the utility providers. Underground utility locations shown are taken from historical drawings and shall not be relied upon as exact locations. The contractor is responsible for determining the accuracy of this information.

- ### Layout Notes
- All dimensions to curb (the reference face of curb - see detail).
 - See architectural drawings for building dimensions. All dimensions to building are approximate unless specifically noted as building beyond notes.
 - See Utility Plans for new and existing utility locations. See Grading and Drainage Plans for new and existing storm drain locations.

Parking

West Park Baptist Church
 13,784 sq. asphalt area
 1,637 sq. changed area
 Total: 15,421 sq.

Parking required per Knox County Zoning 3,55.07 = 15,401.00 = 513 Spaces
 BIC 1106.1 requires 2% to be accessible = 11 Accessible Spaces

Current Parking Count: 882 Spaces including 32 HIC Spaces
 Proposed Parking Count: 788 Spaces including 26 HIC Spaces
 Please see sheet C-100 of the modular building plans submitted for detail parking modifications (attached to this submittal).

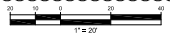
Previous MPC Reviews

The two "proposed building" additions shown on the plan were reviewed and approved by MPC. See 10-F-18-UR on 10/11/2018

Explanatory Narrative

The following is intended as a response to the Planning and Engineering staff comments enumerated in the letter of Apr 21, 2020.

- The parking number, 5-C-20-UR, has been added to the title block to the right.
- This application is intended to be an addition to the use on review application 10-F-18-UR. The modular building is intended to be permanent. It is for additional office space for the church. The previous approval was for the addition of 7,850 square feet and a reconfiguration of the parking lot. Please see the parking notes, above. The modular building has been delivered to the site and will be in use soon as the site plan and plans review processes are complete. The other additions (at 5,547 sq. ft. and 2,128 sq. ft.) will not be reviewed until architectural design and all other plans are complete. Later in 2021, the modular building placement will allow the church to continue with its other operation plans by meeting an immediate and pressing need.
- The previous approval has been included by attachment.
- The square footages have been noted on this site plan which is the same plan as presented for 10-F-18-UR with the modular building added and the parking modifications. Proposed additions are as follows:
 4.1. 5,547 sq. ft.
 4.2. 2,128 sq. ft.
 4.3. 2,128 sq. ft. (modular)
 4.4. 9,783 sq. ft. (total)
- Sheet directory for this submittal:
 5.1. C101 (revised 04/27/20)
 5.2. C101 (revised 09/21/18) (submitted as part of the 10-F-18-UR submittal) included for reference.
 5.3. The drawings prepared for the building permit for the modular building are submitted to Knox County Codes and are included for reference.



FALCONNIER DESIGN COMPANY
 4422 Chenabba Avenue
 Knoxville, TN 37919
 Phone: 865.584.7878
 Fax: 865.584.3339
 falconnier@gmail.com
 © copyright 2020

LAND DEVELOPMENT SOLUTIONS
 310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
 PH. 865-577-5291

Site Layout Plan

WEST PARK BAPTIST CHURCH
 8833 MIDDLEBROOK PIKE
 KNOXVILLE, TN 37923

Revised: 4/27/20

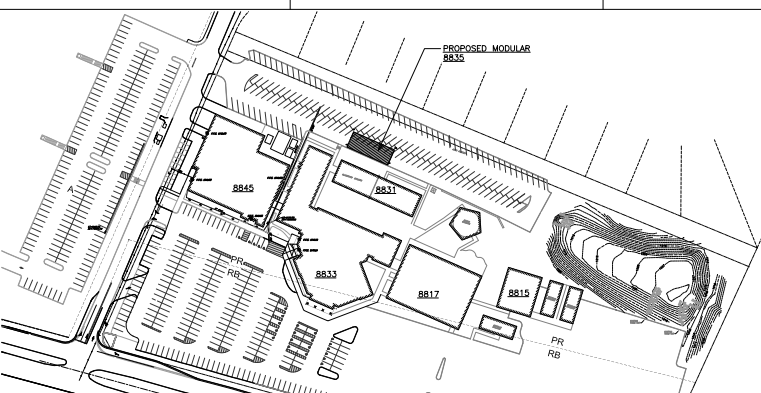
5-C-20-UR
 Use On Review

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF SWAIN A FALCONNIER AND USE OF THESE DRAWINGS FOR ANY AND ALL OTHER PURPOSES WITHOUT WRITTEN CONSENT FROM SWAIN A FALCONNIER IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

DRAWN BY: CDB
 CHECKED BY: EJB
 ISSUED: 8/27/18
 REVISION(S):
 Δ 9/21/18 Δ 3/27/20
 Δ 4/27/20

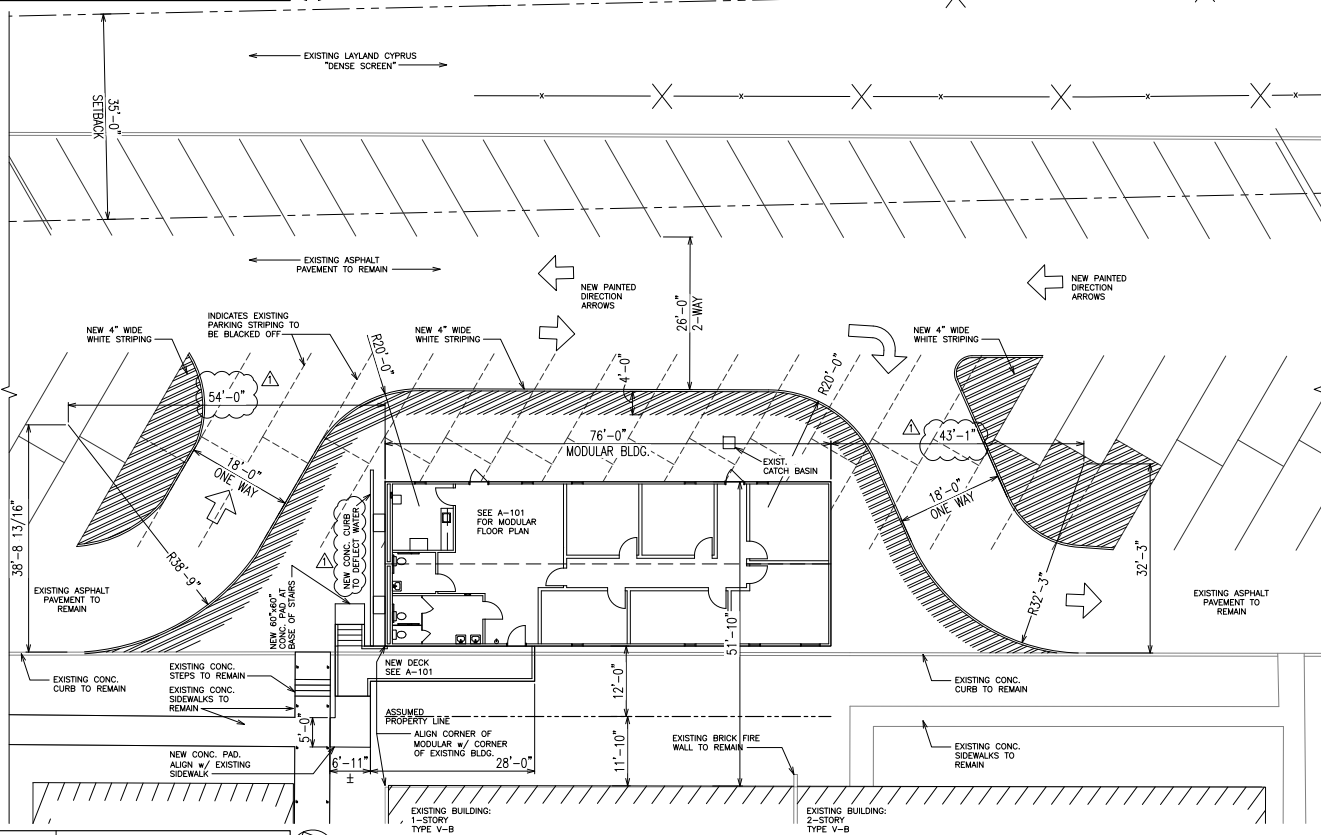
FILE: 2018-2020

C101



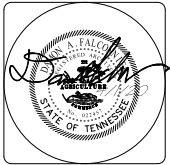
SITE INFORMATION:
 MUNICIPAL JURISDICTION: KNOX COUNTY, TN
 SITE ZONE: "PR" PLANNED RESIDENTIAL
 REQUIRES SITE PLAN REVIEW BY KNOX PLANNING
 PARCEL ID: 105 15701
 DISTRICT: W6
 AREA: 9.75 ACRE
 SITE PLAN BASED ON ARCHITECT'S FIELD OBSERVATIONS,
 PUBLICLY AVAILABLE KGIS DATA AND SURVEYS PREPARED BY
 LAND DEVELOPMENT SOLUTIONS.
 MODULAR WILL BE LOCATED DIRECTLY BEHIND 8831
 MIDDLEBROOK PIKE.
 MODULAR IS WITHIN 400 LINEAR FEET OF EXISTING FIRE
 HYDRANT.
PARKING:
 EXISTING SPACES:
 882 INCLUDING 32 ACCESSIBLE,
 NEW MODULAR WILL DISPLACE 31 EXISTING PARKING SPACES,
 NONE OF WHICH ARE ACCESSIBLE.
TOTAL SPACES AFTER MODULAR PLACEMENT:
 851 SPACES, INCLUDING 32 ACCESSIBLE
**REQUIRED SPACES BASED ON SEATING CAPACITY OF
 AUDITORIUM: 15,401 S.F. ÷ 30 = 513. REQUIRED SPACES
 2% ACCESSIBLE: 11 ACCESSIBLE SPACES REQUIRED**

D1 SITE LOCATION PLAN
 1" = 100'-0"



A1 SITE LAYOUT PLAN
 1" = 10'-0"

FALCONNIER
 DESIGN COMPANY
 4622 Chambliss Avenue
 Knoxville, TN 37919
 Phone: 865.584.7868
 Fax: 865.584.3139
 falconco@gmail.com
 © copyright 2020



**CEDARBROOK OFFICE
 MODULAR
 BUILDING**

WEST PARK BAPTIST CHURCH
 8835 MIDDLEBROOK PIKE
 KNOXVILLE, TN 37923

**SITE LAYOUT
 PLAN**

AS INSTRUMENTS OF SERVICE, THESE
 DRAWINGS AND THE DESIGN REPRESENTED BY
 THEM ARE THE PROPERTY OF GIBSON A.
 FALCONNIER AND AS SUCH ARE PROTECTED
 BY STATE AND FEDERAL COPYRIGHT LAWS.
 REPRODUCTION OR USE OF THESE DRAWINGS
 OTHER THAN FOR THE PROJECT INTENDED
 WITHOUT WRITTEN CONSENT FROM GIBSON A.
 FALCONNIER IS PROHIBITED. UNAUTHORIZED
 USE WILL BE SUBJECT TO LEGAL ACTION.

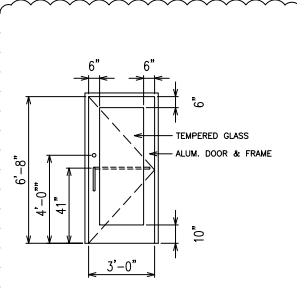
DRAWN BY:	GHF
CHECKED BY:	DAF
ISSUED:	03/26/20
REVISION(S):	04/01/20
FILE:	2020-009

5-O-20-UR
 Revised: 4/27/2020

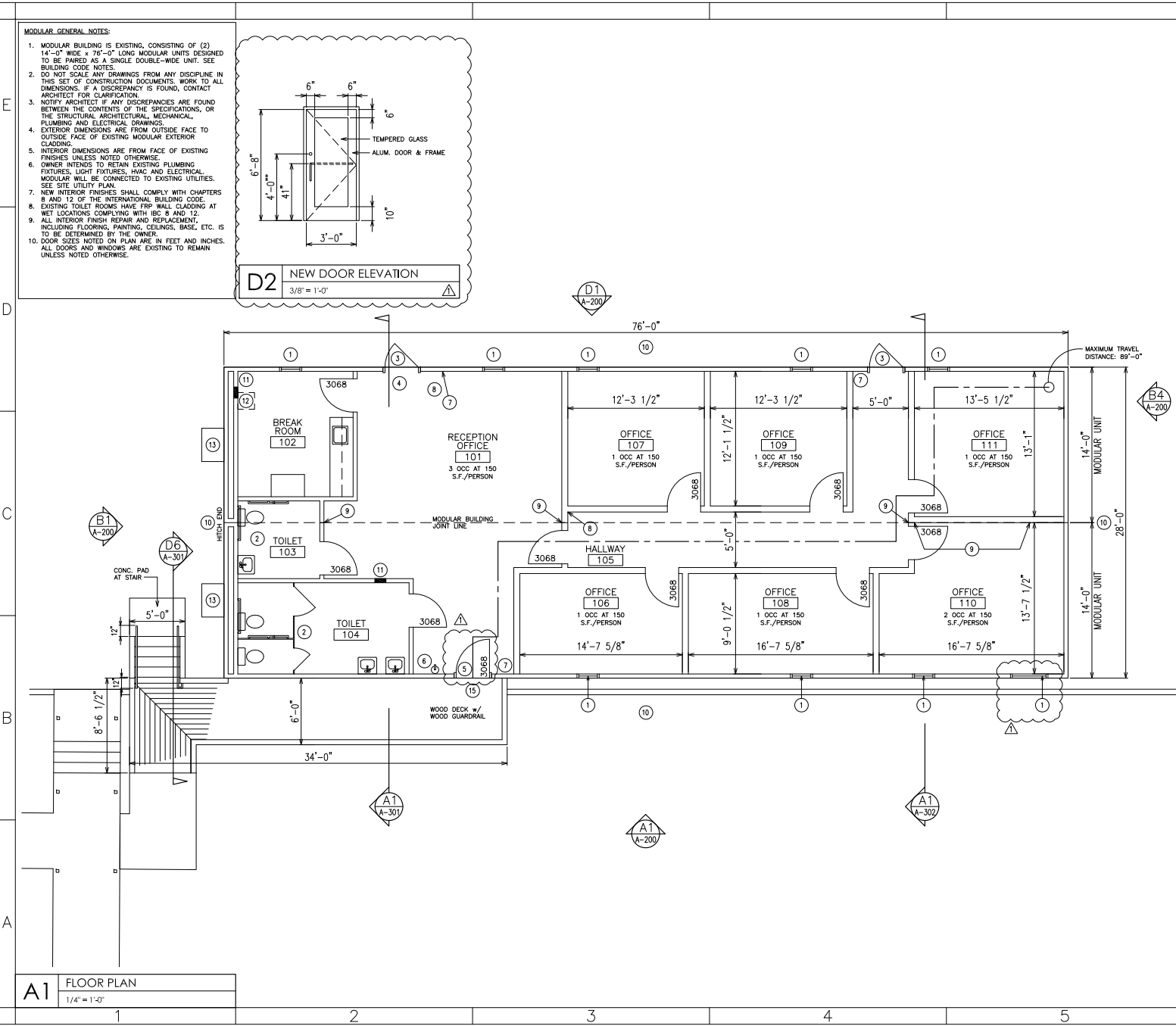
C-100

MODULAR GENERAL NOTES:

1. MODULAR BUILDING IS EXISTING, CONSISTING OF (2) 14'-0" WIDE x 76'-0" LONG MODULAR UNITS DESIGNED TO BE PAIRED AS A SINGLE DOUBLE-WIDE UNIT. SEE BUILDING CODE NOTE.
2. DO NOT SCALE ANY DRAWINGS FROM ANY DISCIPLINE IN THIS SET OF CONSTRUCTION DOCUMENTS. WORK TO ALL DIMENSIONS. IF A DISCREPANCY IS FOUND, CONTACT ARCHITECT FOR CLARIFICATION.
3. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE FOUND BETWEEN THE CONTENTS OF THE SPECIFICATIONS, OR THE STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
4. EXTERIOR DIMENSIONS ARE FROM OUTSIDE FACE TO OUTSIDE FACE OF EXISTING MODULAR EXTERIOR CLADDING.
5. INTERIOR DIMENSIONS ARE FROM FACE OF EXISTING FINISHES UNLESS NOTED OTHERWISE.
6. OWNER INTENDS TO RETAIN EXISTING PLUMBING FIXTURES, LIGHT FIXTURES, HVAC AND ELECTRICAL. MODULAR WILL BE CONNECTED TO EXISTING UTILITIES. SEE SITE UTILITY PLAN.
7. NEW INTERIOR FINISHES SHALL COMPLY WITH CHAPTERS 9 AND 12 OF THE INTERNATIONAL BUILDING CODE.
8. EXISTING TOILET ROOMS HAVE FRP WALL CLADDING AT WET LOCATIONS COMPLYING WITH IBC 8 AND 12.
9. ALL INTERIOR FINISH REPAIR AND REPLACEMENT, INCLUDING FLOORING, PAINTING, CEILING, BASE, ETC. IS TO BE DETERMINED BY THE OWNER.
10. DOOR SIZES NOTED ON PLAN ARE IN FEET AND INCHES. ALL DOORS AND WINDOWS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.



D2 NEW DOOR ELEVATION
3/8" = 1'-0"



A1 FLOOR PLAN
1/4" = 1'-0"

PLAN NOTES:

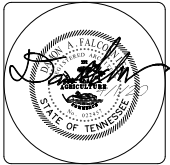
1. EXISTING WINDOWS TO REMAIN. CLEAN INSIDE AND OUT.
2. EXISTING ACCESS TO TOILET ROOM TO REMAIN. RECONNECT ALL WATER AND SEWER LINES AND TEST ALL FIXTURES FOR FULL FUNCTIONALITY.
3. EXISTING DOOR IS NOT A REQUIRED MEANS OF EGRESS. REMOVE ALL INTERIOR HARDWARE AND SEAL CLOSED. REMOVE ANY SIGNAGE INDICATING AN EXIT. REPAINT INTERIOR OF DOOR AND PROMINENTLY STENCIL "NO EXIT" IN 3" HIGH CONTRASTING LETTERING OR PROVIDE INTERIOR FUR-OUT WITH FINISH TO MATCH EXISTING INTERIOR TO CONCEAL DOOR.
4. REMOVE EXISTING ILLUMINATED EXIT SIGN AND SAVE FOR RE-USE WHERE INDICATED. TEST OPERABILITY AND RESTORE TO WORKING ORDER IF REQUIRED.
5. REMOVE EXISTING DOOR AND FRAME. REPLACE WITH A NEW ALUMINUM DOOR AND FRAME AS FOLLOWS:
 - 5.1. MATCH FRAME SIZE TO ROUGH OPENING.
 - 5.2. SEE D2/A-101 FOR DETAIL.
 - 5.3. CLEAR ANODIZED FINISH.
 - 5.4. HARDWARE:
 - 5.4.1. PUSH/PULL BY ALUM. MANUF.
 - 5.4.2. YALE CYLINDER w/ INTERIOR THUMBTURN
 - 5.4.3. YALE 3501 CLOSER (MOUNTED INSIDE)
 - 5.4.4. NSP ADA COMPLIANT THRESHOLD
 - 5.4.5. WEATHER STRIPPING SUPPLIED BY ALUM. MANUF.
 - 5.4.6. DRIP CAP PROVIDED BY ALUM. MANUF.
6. INSPECT, REFURBISH OR RECHARGE, THEN RE-INSTALL EXISTING WALL MOUNTED FIRE EXTINGUISHERS. 48" A.F.F. TO CONTROLS.
7. REMOVE EXISTING HORN-STROBE, MANUAL PULL STATION OR OTHER FIRE ALARM DEVICE.
8. EXISTING COMBINATION ILLUMINATED EXIT SIGN AND BATTERY BACK-UP EMERGENCY LIGHTING UNIT TO REMAIN. TEST FOR OPERABILITY AND REPAIR AS REQUIRED TO FULL FUNCTIONALITY. SEE NOTE 16 BELOW.
9. WHEN RE-CONNECTING SIDES OF BUILDING AFTER RELOCATION AND SETTING, REPAIR INTERIOR FINISHES AT JOINTS TO LIKE-NEW CONDITION INDISTINGUISHABLE FROM SURROUNDING UNDISTURBED FINISHES.
10. CLEAN ENTIRE EXTERIOR OF BUILDING. SCRUB OFF ANY MOSS OR MOLD AND REPAIR ANY HOLES OR PENETRATIONS TO LIKE-NEW CONDITION INDISTINGUISHABLE FROM SURROUNDING UNDISTURBED AREAS. REPAINT AS DIRECTED BY OWNER.
11. EXISTING ELEC. PANEL. TEST ALL CIRCUITS. REPLACE NONFUNCTIONING OR WORN BREAKERS.
12. EXISTING EQUIPMENT RACK ABOVE.
13. EXISTING HVAC UNIT. EXAMINE, TEST, AND REPAIR AS REQUIRED TO FULL FUNCTIONALITY.
14. NOT USED.
15. PROVIDE NEW LED DUAL-PURPOSE WALL PACK ON EXTERIOR WITH INTEGRAL PHOTOCELL. SEE A-200 FOR LOCATIONS. PROVIDE BATTERY BACK-UP FOR EMERGENCY EGRESS LIGHTING. (EQ. TO MAKO-LED-ACEM-NO). SEE NOTE 16 BELOW.
- 15.1. PROVIDE UN-SWITCHED "HOT" CONDUCTOR FOR CIRCUITS SERVING EMERGENCY LIGHTS TO ALLOW NORMAL SWITCHING VIA PHOTOCELL/TIMER OF THESE CIRCUITS WITHOUT DISCHARGING BATTERIES IN EXIT SIGNS & EMERGENCY LIGHTS

5-O-20-UR
Revised: 4/27/2020

BUILDING CODE NOTES:

1. MUNICIPAL JURISDICTION: KNOX COUNTY, TN
- 1.1. CODE ADMINISTRATION (BUILDING AND ZONING)
- 1.2. FIRE PREVENTION BUREAU (FIRE AND SAFETY CODES)
2. CODES:
 - 2.1. 2018 INTERNATIONAL BUILDING CODE INCLUDING ALL LOCAL AMENDMENTS
 - 2.2. 2018 NFPA 101 LIFE SAFETY CODE
 - 2.3. KNOX COUNTY ZONING ORDINANCE 2.3.1. "P" ZONE
3. OCCUPANCY GROUP: "B" BUSINESS, CHURCH OFFICES
4. CONSTRUCTION TYPE: V-B, UN-SPRINKLERED, MODULAR BUILDING
5. GROSS AREA: 2,128 S.F.
6. OCCUPANT LOAD: 21 PEOPLE AT 150 GROSS S.F./PERSON
7. MEANS OF EGRESS:
 - 7.1. BUILDING COMPLIES WITH REQUIREMENTS FOR SINGLE EGRESS; <30 OCCUPANTS, <100' TRAVEL DISTANCE
 - 7.2. DOOR IS NOT REQUIRED TO SWING IN THE DIRECTION OF TRAVEL WHERE OCCUPANT LOAD <50.
8. EXISTING MODULAR BUILDING
 - 8.1. MODULAR BUILDING ACQUIRED FROM FELLOWSHIP CHURCH. CURRENT USE IS OFFICES. THERE IS NO CHANGE OF OCCUPANCY. THERE IS NO PLANNED RECONFIGURATION OF INTERIOR SPACE.
 - 8.2. MODULAR BUILDING LABEL IS LOCATED IN DOOR OF ELECTRICAL PANEL AND IS AVAILABLE FOR INSPECTION ON SITE.
- 8.3. TENNESSEE #: TN010313; TN010316
- 8.4. BUILT BY CUSTOM MODULAR SOLUTIONS, BARLEY, GA
- 8.5. MODEL #CMS140TN
- 8.6. CODES REFERENCED: 1997 STANDARD BLDG. CODE, 1997 NFPA 101, 1997 STANDARD PLUMBING CODE, 1997 STANDARD MECHANICAL CODE, 1996 NATIONAL ELECTRIC CODE
- 8.7. DESIGN FLOOR LIVE LOAD: 40 PSF
- 8.8. DESIGN ROOF LIVE LOAD: 20 PSF
- 8.9. DESIGN WIND LOAD: 80 PSF
- 8.10. SEISMIC ZONE "C" (1997 SBC)
- 8.11. ELECTRIC: 100v 120/240 1ø 60 Hz
 - 8.11.1. EXISTING MAIN BREAKER IS 150v
 - 8.11.2. THERE ARE 2 EXISTING PANELS
- 8.12. EXISTING INSULATION:
 - 8.12.1. FLOOR IS 0.09
 - 8.12.2. WALLS IS 0.09
 - 8.12.3. ROOF IS 0.05
- 8.13. EXISTING MODULAR HAS A NON-FUNCTIONING FIRE ALARM WHICH WILL BE COMPLETELY REMOVED.

FALCONNIER DESIGN COMPANY
4622 Chambliss Avenue
Knoxville, TN 37919
Phone: 865.584.7858
Fax: 865.584.3139
falconni@falconni.com
© copyright 2020



CEDARBROOK OFFICE MODULAR BUILDING

WEST PARK BAPTIST CHURCH
8835 MIDDLEBROOK PIKE
KNOXVILLE, TN 37923

FLOOR PLAN & LIFE SAFETY

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF GIBSON A. FALCONNIER AND AS SUCH ARE PROTECTED BY STATE AND FEDERAL COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM GIBSON A. FALCONNIER IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

DRAWN BY:	GHF
CHECKED BY:	DAF
ISSUED:	03/26/20
REVISION(S):	
	04/01/20
FILE:	2020-009

A-101



**CEDARBROOK OFFICE
MODULAR BUILDING**

WEST PARK BAPTIST CHURCH
8835 MIDDLEBROOK PIKE
KNOXVILLE, TN 37923

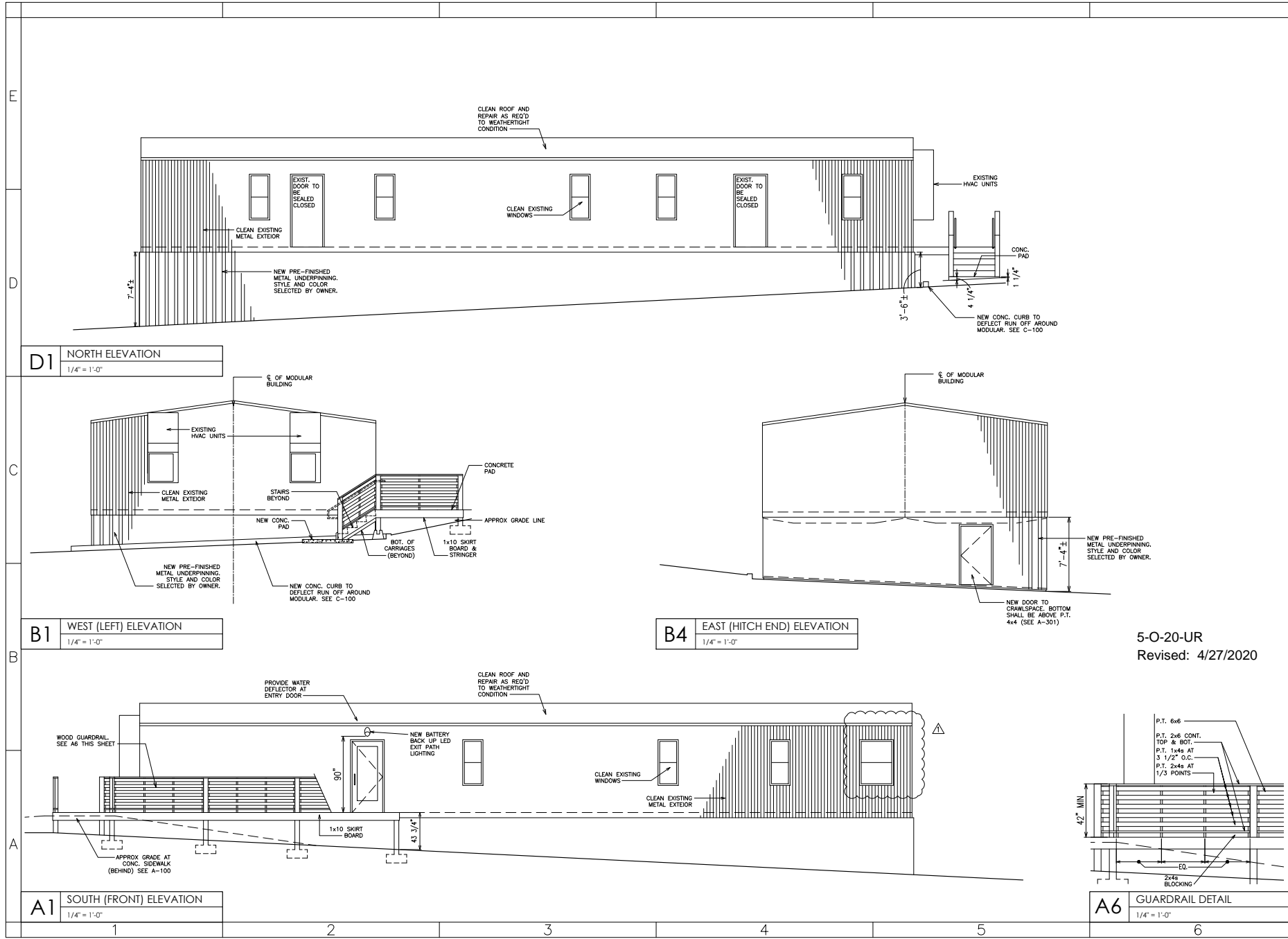
ELEVATIONS

5-O-20-UR
Revised: 4/27/2020

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF BIRDA A. FALCONNIER AND AS SUCH ARE PROTECTED BY STATE AND FEDERAL COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM BIRDA A. FALCONNIER IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

DRAWN BY:	GHF
CHECKED BY:	DAF
ISSUED:	03/26/20
REVISION(S):	Δ 04/01/20 Δ ~
FILE:	2020-009

A-200



D1 NORTH ELEVATION
1/4" = 1'-0"

B1 WEST (LEFT) ELEVATION
1/4" = 1'-0"

B4 EAST (HITCH END) ELEVATION
1/4" = 1'-0"

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

A6 GUARDRAIL DETAIL
1/4" = 1'-0"

1 2 3 4 5 6



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Damon A. Falconnier, NCARB

Falconnier Design Co.

Applicant Name

Affiliation

3/30/2020

May 14, 2020

5-0-20-UR

Date filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Damon A. Falconnier

Falconnier Design Co.

Name

Company

4622 Chambliss Avenue

Knoxville

TN

37919

Address

City

State

Zip

865-584-7868

faldesco@gmail.com

Phone

Email

CURRENT PROPERTY INFO

West Park Baptist Church

8833 Middlebrook Pike

865-690-0031

Owner Name (if different)

Owner Address

Owner Phone

8835 Middlebrook Pike

105 15701

Property Address

Parcel ID

North side of Middlebrook Pike
East side of Park Church Drive
1 mile east of intersection with Cedar Bluff on the north side of the street

9.75 acres

General Location

Tract Size

~~W6-~~

3

PR and RB

Jurisdiction (specify district above)

- City
- County

Zoning District

northwest county

CI

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

P-QP *Place of worship*

No

West Knox

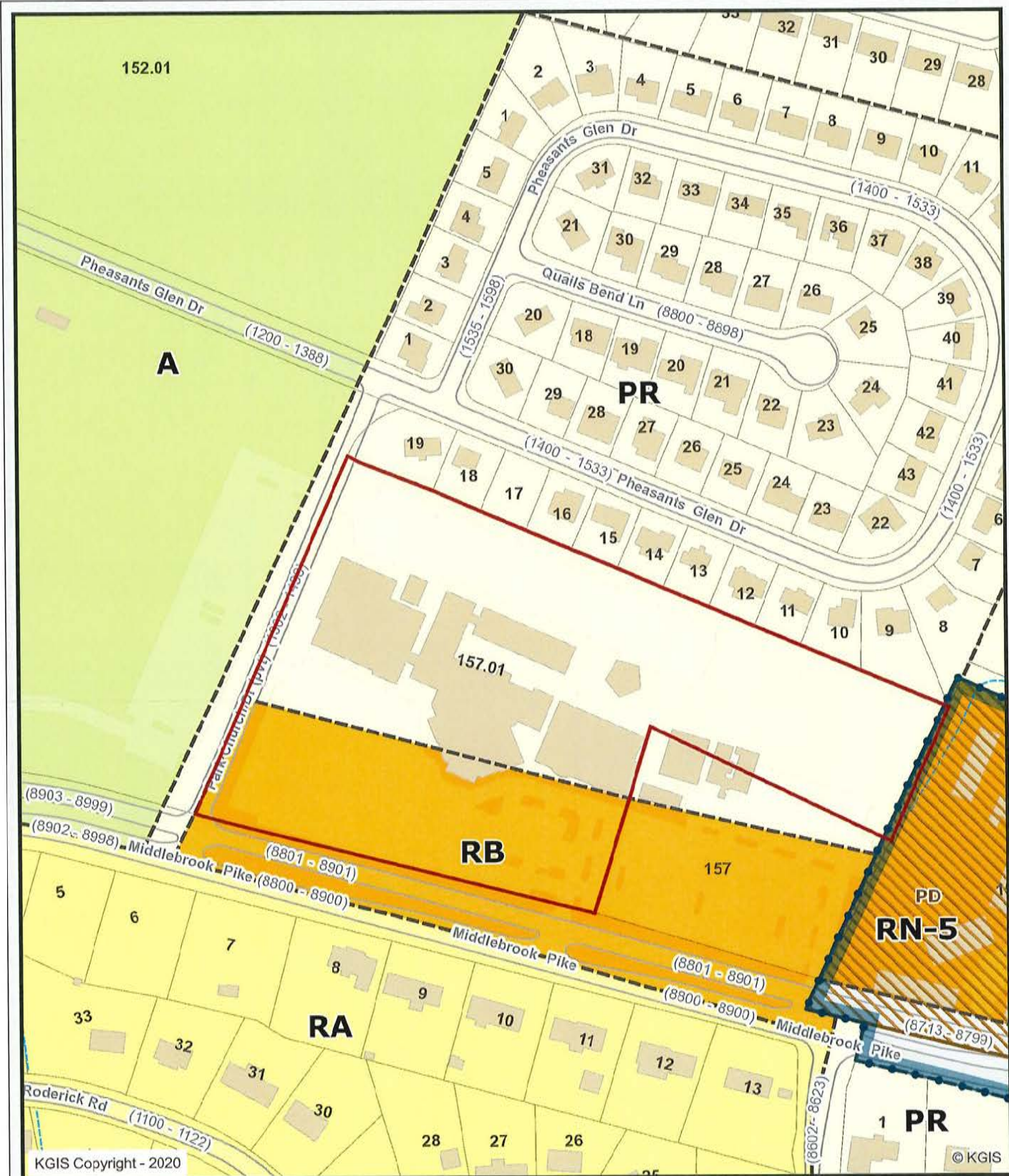
West Knox

Existing Land Use

Septic (Y/N)

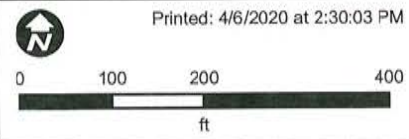
Sewer Provider

Water Provider

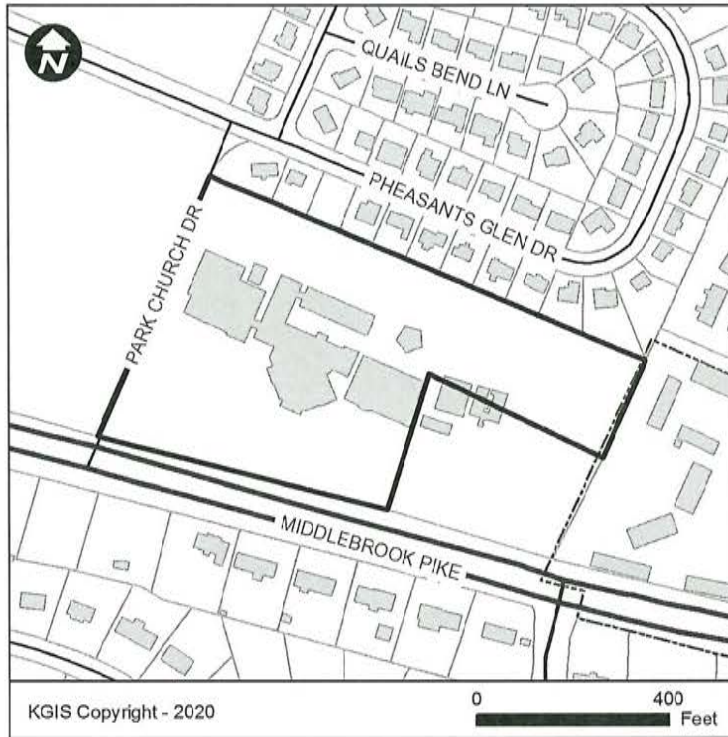


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

Parcel 105 15701 - Property Map and Details Report**Property Information**

Parcel ID:	105 15701
Location Address:	8833 MIDDLEBROOK PIKE
CLT Map:	105
Insert:	
Group:	
Condo Letter:	
Parcel:	157.01
Parcel Type:	
District:	W6
Ward:	
City Block:	
Subdivision:	
Rec. Acreage:	0
Calc. Acreage:	9.75
Recorded Plat:	-
Recorded Deed:	20180821 - 0011754
Deed Type:	Deed:Gift Deed
Deed Date:	8/21/2018

Address Information

Site Address:	8833 MIDDLEBROOK PIKE KNOXVILLE - 37923
Address Type:	PLACE OF WORSHIP
Site Name:	WEST PARK BAPTIST

Jurisdiction Information

County:	KNOX COUNTY
City / Township:	

Political Districts

Voting Precinct:	55
Voting Location:	Bearden Middle School 1000 FRANCIS RD
TN State House:	89 Justin Lafferty
TN State Senate:	7 Richard Briggs
County Commission:	3 Randy Smith (at large seat 10) Larsen Jay (at large seat 11) Justin Biggs
School Board:	3 Tony Norman

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

CHURCH WEST PARK BAPTIST
8833 MIDDLEBROOK PIKE
KNOXVILLE, TN 37923

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

MPC Information

Census Tract:	46.06
Planning Sector:	Northwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

School Zones

Elementary:	CEDAR BLUFF ELEMENTARY
Intermediate:	
Middle:	CEDAR BLUFF MIDDLE
High:	HARDIN VALLEY ACADEMY

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by any user.

Proprietary Info: The map products and databases on this Web Site have been copyrighted by the KGIS Policy Board. The KGIS Policy Board hereby reserves all rights thereto, and no portion of the products or databases on this Web Site may be reproduced in any form or by any means without the express written authorization of the KGIS Policy Board or its authorized agents.