

USE ON REVIEW REPORT

► **FILE #:** 11-I-20-UR

AGENDA ITEM #: 40

AGENDA DATE: 11/12/2020

► **APPLICANT:** DAMON A. FALCONNIER

OWNER(S): West Park Baptist Church

TAX ID NUMBER: 105 15701

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 8833 Middlebrook Pk.

► **LOCATION:** North of Middlebrook Pike, east of Park Church Drive

► **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, Pheasants Glen Drive, a two lane local street with a 26 ft pavement width within a 50 ft right-of-way, and Park Church Drive, a two lane private street with roughly 26 ft pavement width.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

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

► **EXISTING LAND USE:** P-QP (Public / Quasi Public Land)

► **PROPOSED USE:** Religious Worship

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 Drive.

STAFF RECOMMENDATION:

► **APPROVE** the development plan for a church expansion of approximately 39,442 square feet and reconfiguration of the parking lot in the PR & RB zone, subject to 6 conditions.

1. Meeting all applicable requirements of the Tennessee Department of Transportation and Knox County

Department of Engineering and Public Works for the proposed Middlebrook Pike westbound right-turn lane and Park Church Drive right-turn lane.

2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Installation of all sidewalks as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Engineering and Public Works.
5. Fire access to, from, and around the main building expansion within the parking lot shall meet all applicable requirements from the Knox County Fire Prevention Bureau office.
6. Installation of corner bollards at the southwest corner of the main building within the parking lot to comply with proper vehicle circulation per Knox County Engineering and Public Works and the Knox County Fire Prevention Bureau office.

With the conditions noted, this request meets the all the requirements for approval in the PR and RB zone, as well as other criteria for approval of a use-on-review.

COMMENTS:

This proposal is for an expansion of the church, reorganization of the parking lot, and modification of the Park Church Drive intersection with Middlebrook Pike. The church property is zoned PR (Planned Residential) and RB (General Residential). The PR zone requires use-on-review approval for all new or expanded development, however, churches are a permitted use in the RB zone. The church building is within the PR zone and most of the parking lot in front of the church is in the RB zone. This use-on-review will primarily be considering the portion of the project in the PR zone, with the exception of the modifications to Park Church Drive entrance at Middlebrook Pike.

The church addition will primarily be for a new 35,052 square-foot worship center (19,022 sq ft auditorium area) in front of the existing Children's building and Auditorium building (Phase 3), which is on the left (southwest) side of the church closest to Middlebrook Pike. This proposed new worship auditorium will increase the auditorium size by 11,728 square feet and will have 1,511 seats. There will also be a new 2,718 square-foot classroom (Phase 2) added to the rear of the Children's building. The classroom addition will be located where there are existing modular buildings. Another building is being added to the site of 1,672 square-feet building (Phase 1) located at the rear of the site next to the parking area that will be used for maintenance. This will result in the loss of parking 167 spaces, from 851 to 684. The minimum required parking for the church is 634 spaces.

The church is proposing modifications to the Park Church Drive intersection with Middlebrook Pike that includes a westbound right-turn lane on Middlebrook Pike and a southbound right-turn lane on Park Church Drive. These modifications will require the approval of both TDOT and Knox County Engineering and Public Works. Park Church Drive was closed by Knox County after Pheasants Glen Drive was constructed around the church property. It is now a private road and is part of the church campus driveway system.

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

1. The proposed expansion will not direct additional traffic through nearby residential neighborhoods.
2. The church expansion on the front of the church is not adjacent to any sensitive uses. The addition to the rear of the building should not have an impact on the adjacent residential neighborhood.

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

1. The proposed church and parking lot reconfiguration, 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 PLANS

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

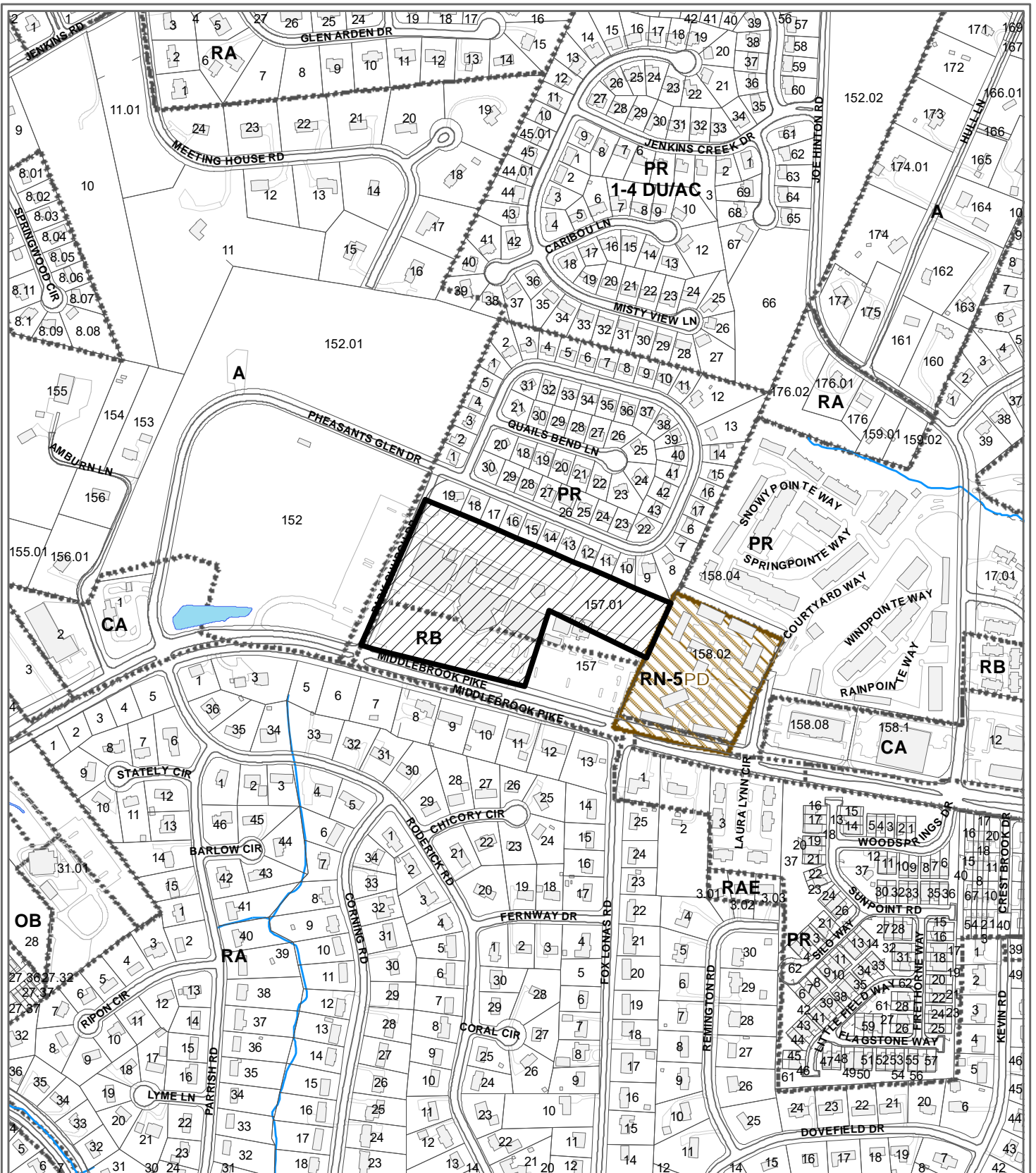
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 526 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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.



**11-I-20-UR
USE ON REVIEW**



Religious Worship in RB (General Residential) & PR (Planned Residential)

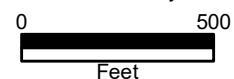
Original Print Date: 10/22/2020
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

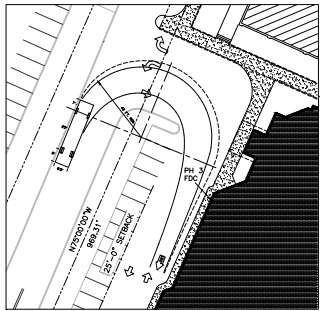
Revised:

Petitioner: Falconnier, Damon A.

Map No: 105

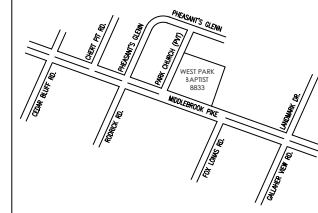
Jurisdiction: County



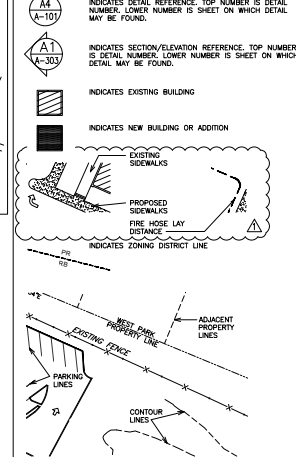


D1 TURN TEMPLATE DETAIL
1" = 30'-0"

LOCATION PLAN



GRAPHIC LEGEND



SITE DEVELOPMENT NOTES

- PROPOSED ADDITIONS/NEW BUILDINGS**
1. PHASE 1: NEW MAINTENANCE BUILDING
1,872 S.F.
TYPE III-B, 1-STORY, GROUP "B"
SEE A5/A-2 FOR FLOOR PLAN
 2. PHASE 2: NEW BIBLE CLASS ADDITION
2,718 S.F.
TYPE III-B, 1-STORY, GROUP "A-3"
3-HOUR FIRE WALL SEPARATION
SEE C5/A-2 FOR FLOOR PLAN
 3. PHASE 3: NEW WORSHIP CENTER ADDITION
10,022 S.F. (GROSS AREA) 10,022 S.F. (AUDITORIUM)
TYPE III-B, 1-STORY, SPANNING
GROUP "A-3"
3-HOUR FIRE WALL SEPARATION
SEE A1/A-2 FOR FLOOR PLAN
- DEVELOPMENT NOTES**
- THE EXISTING AUDITORIUM IS TO BE RE-PURPOSED FOR OTHER CHURCH FUNCTIONS: CLASS ROOMS, CHAPEL AND OFFICE. THE EXISTING AUDITORIUM HAS 728 TOTAL SEATS (INCLUDING CHOR, ORCHESTRA AND CHANCEL). THE PROPOSED AUDITORIUM WILL HAVE 1,211 SEATS (INCLUDING CHOR, ORCHESTRA AND CHANCEL).
- SITE INFORMATION:**
- MUNICIPAL JURISDICTION: KNOX COUNTY, TN
- SITE ZONE:**
"R" PLANNED RESIDENTIAL
"R" RESIDENTIAL-B
* REQUIRES USE-ON-REVIEW BY KNOX PLANNING
- "R" ZONE BUILDING COVERAGE**
TOTAL "R" AREA: 191,284 S.F. (30% = 63,761)
TOTAL "R" COVERAGE: 27,803 S.F. < 63,761 S.F.
- PARCEL ID:** 105 15701, 105 157, 105 152
- DISTRICT:** W6
- AREA:** 25.75 ACRES (TOTAL)
- SITE PLAN BASED ON ARCHITECT'S FIELD OBSERVATIONS, PUBLICLY AVAILABLE GIS DATA AND SURVEY PREPARED BY LAND DEVELOPMENT SOLUTIONS ((865)671-2281).**
- PARKING:**
- PHASES 1 & 2
- EXISTING SPACES:**
851 INCLUDING 32 ACCESSIBLE
NEW ADDITION WILL DISPLACE 10 EXISTING PARKING SPACES, NONE OF WHICH ARE ACCESSIBLE
- TOTAL SPACES AFTER PHASE 1 & 2 ADDITIONS:**
841 SPACES INCLUDING 32 ACCESSIBLE
- REQUIRED SPACES BASED ON CAPACITY OF EXISTING AUDITORIUM:**
CREATED BY:
7,294 S.F. + 30 = 243 REQUIRED SPACES OR
759 SEATS + 4 = 100 SPACES
ACCESSIBLE: 7 ACCESSIBLE SPACES REQUIRED
- PHASE 3
- REQUIRED SPACES BASED ON NEW AUDITORIUM:**
CREATED BY:
19,022 S.F. + 30 = 634 REQUIRED SPACES
1,211 SEATS + 4 = 378 SPACES
ACCESSIBLE: 13 ACCESSIBLE SPACES REQUIRED
- TOTAL PROPOSED PROVIDED SPACES AFTER PHASES 1, 2 & 3:**
841 EXISTING - 216 (REMOVED) = 61 (RESTRICTED)
684 SPACES (INCLUDING 20 ACCESSIBLE)



USE-ON-REVIEW
11-1-20-UR

WEST PARK
BAPTIST CHURCH
8833 MIDDLEBROOK PIKE
KNOXVILLE, TN 37923

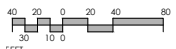
PROPOSED
SITE PLAN

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

DRAWN BY: GHF/DRK
CHECKED BY: DAF
ISSUED: 09/28/20
REVISION(S):
A 10/22/20
FILE: 2020-026

A-1

11-I-20-UR
10.26.2020



A1 SITE PLAN
1" = 40'-0"



USE-ON-REVIEW
11-I-20-UR

WEST PARK
BAPTIST CHURCH
8833 MIDDLEBROOK PIKE
KNOXVILLE, TN 37923

PROPOSED
FLOOR PLANS

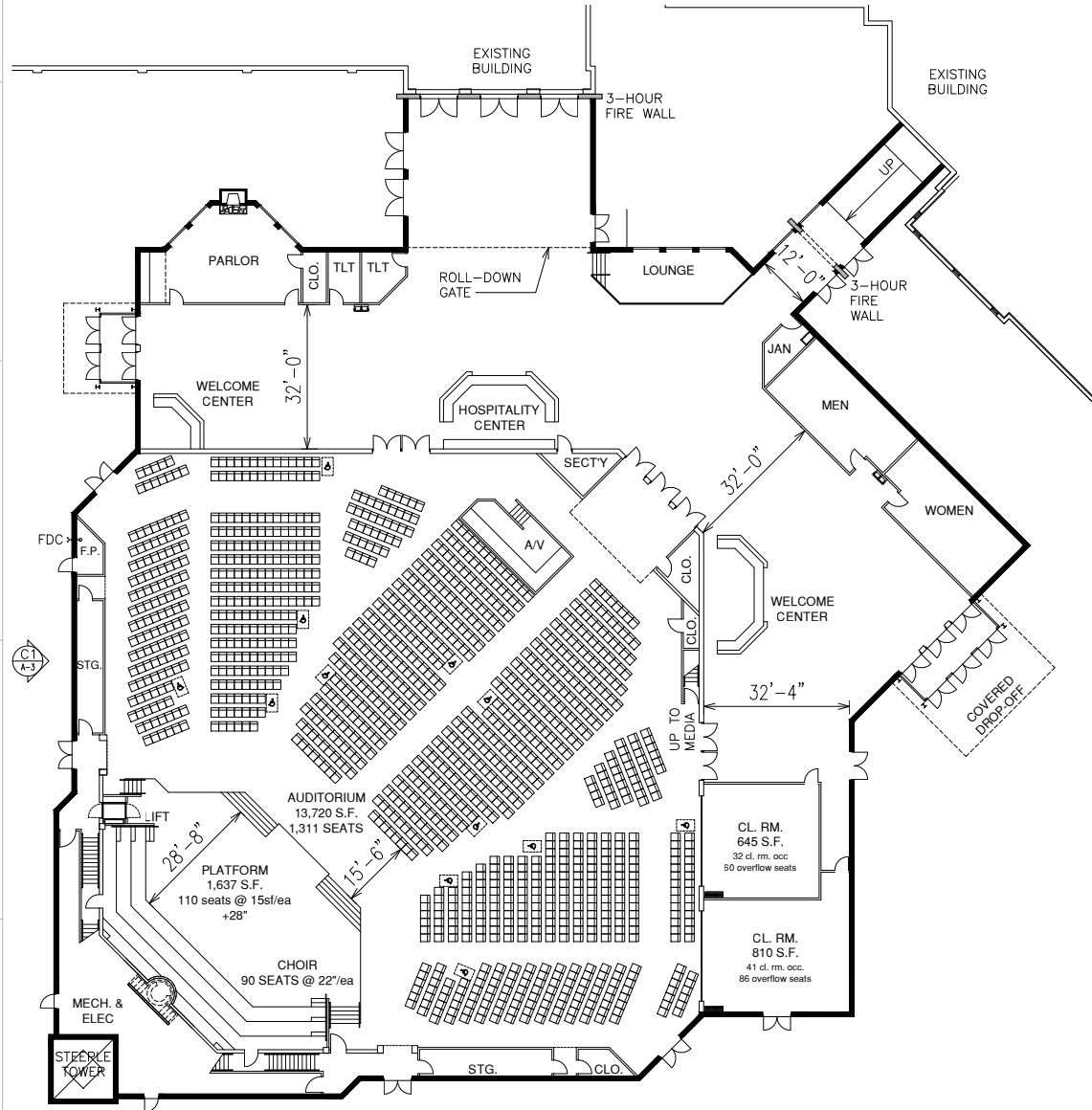
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DRAWN BY: GHF/DRK
CHECKED BY: DAF
ISSUED: 09/28/20
REVISION(S):
A 10/22/20 A ~
FILE: 2020-026

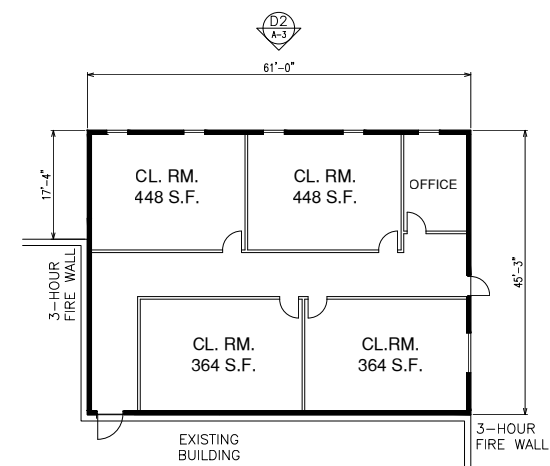
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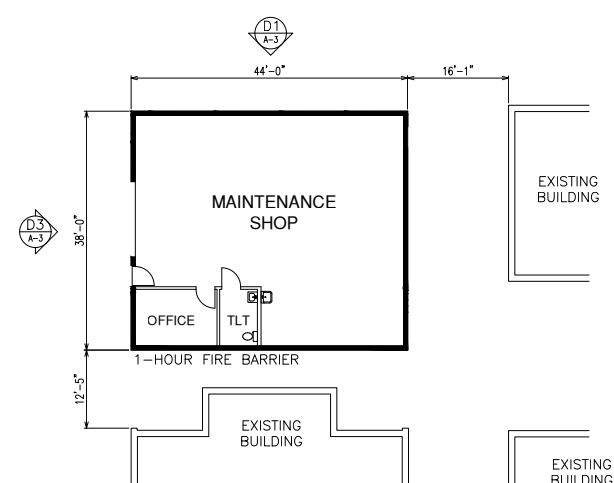
10.26.2020



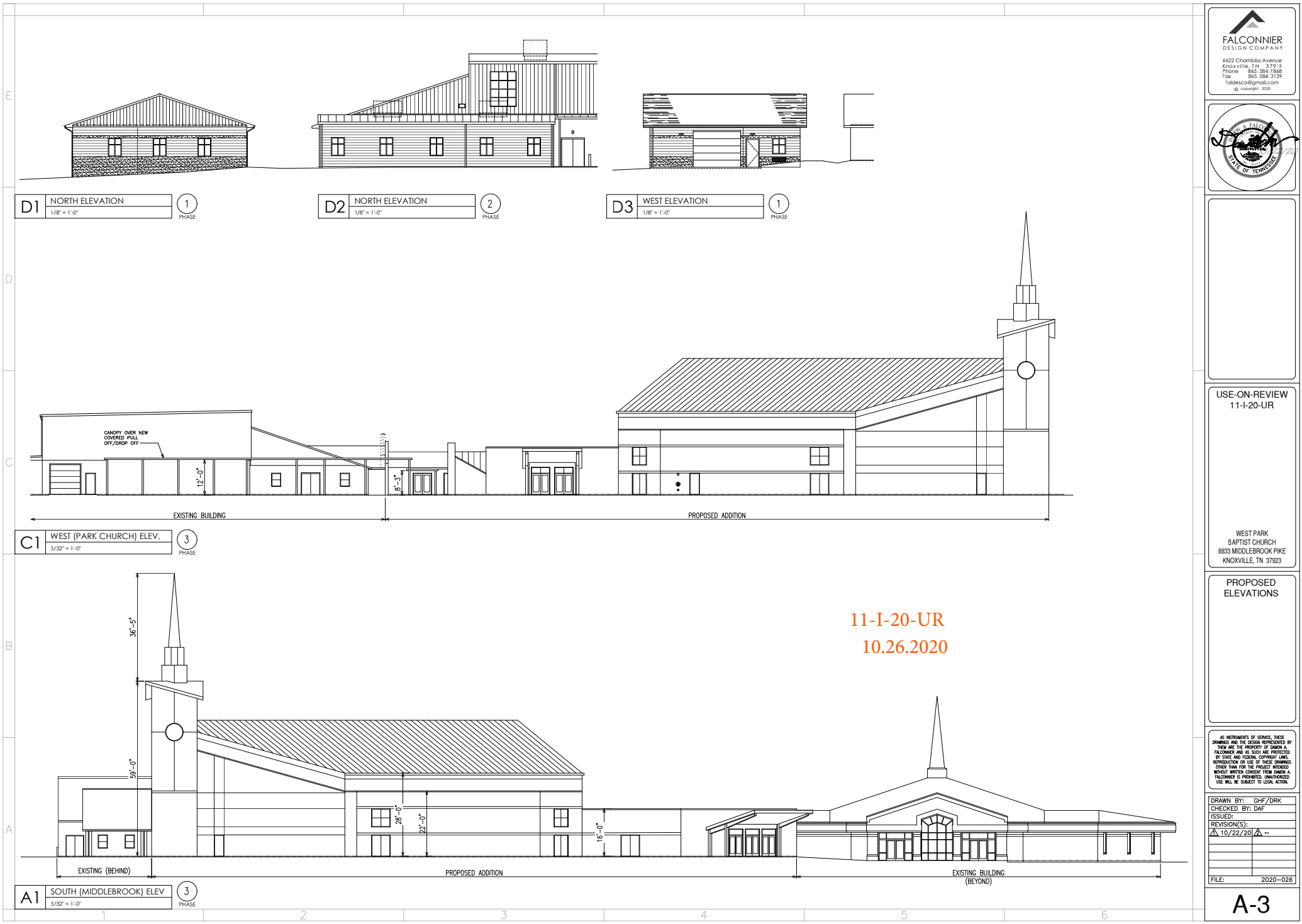
A1 PROPOSED AUDITORIUM
3/32" = 1'-0"
30,052 S.F.
3 PHASE
NOTE: SCHEMATIC DESIGN ONLY.
FINAL DESIGN MAY DIFFER



C5 PROPOSED EDUCATION
1/8" = 1'-0"
2,718 S.F.
2 PHASE
NOTE: SCHEMATIC DESIGN ONLY.
FINAL DESIGN MAY DIFFER



A5 PROPOSED MAINTENANCE
1/8" = 1'-0"
1,672 S.F.
1 PHASE
NOTE: SCHEMATIC DESIGN ONLY.
FINAL DESIGN MAY DIFFER



FALCONNIER
DESIGN COMPANY
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Knoxville, TN 37917
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Fax 865.584.3139
falconnier@gmail.com
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USE-ON-REVIEW
11-I-20-UR

WEST PARK
BAPTIST CHURCH
8833 MIDDLEBROOK PIKE
KNOXVILLE, TN 37923

PROPOSED
ELEVATIONS

AS INSTRUMENTS OF SERVICE, THESE
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FALCONNIER IS PROHIBITED. UNAUTHORIZED
USE WILL BE SUBJECT TO LEGAL ACTION.

DRAWN BY: GHF/DRK
CHECKED BY: DAF
ISSUED:
REVISION(S):
A 10/22/20 A ~
FILE: 2020-026

A-3



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Damon A. Falconnier

Falconnier Design Co.

Applicant Name

Affiliation

09/28/20

11/12/20

Date Filed

Meeting Date (if applicable)

File Number(s)

11-I-20-UR

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

same

105 15701

Property Address

Parcel ID

STAFF USE ONLY

North of Middlebrook Pike, East of Park Church Dr.

9.75 acres

General Location

Tract Size

3

RB & PR

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

N

WKUD

WKUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

DEVELOPMENT REQUEST

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☒ Non-Residential

Home Occupation (specify) _____

Religious Worship in PR zone & RB zone

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Combine Parcels

☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____

STAFF USE ONLY**PLAT TYPE**

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1	0405	1300.00 \$1,500	Total
Fee 2			\$1,500
Fee 3			\$1,300

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

865-584-7868

Phone Number

Staff Signature

Damon A. Falconnier

Please Print

faldesco@gmail.com

Email

Tarren Barrett

Please Print

09/28/20

Date

9/28/20

Date

