



USE ON REVIEW REPORT

► **FILE #:** 6-H-21-UR

AGENDA ITEM #: 31

AGENDA DATE: 6/10/2021

► **APPLICANT:** VALLEY CHURCH UMC

OWNER(S): Board of Trustees of the United Methodist

TAX ID NUMBER: 103 11102

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11012 Hardin Valley Rd.

► **LOCATION:** South side of Hardin Valley Road, west side of Award Winning Way

► **APPX. SIZE OF TRACT:** 20 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area / Rural Area

ACCESSIBILITY: Access is off of Hardin Valley Road, a minor arterial with a pavement width of 42.2 ft inside a 88-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek

► **ZONING:** OB (Office, Medical, and Related Services) / TO (Technology Overlay) & PR (Planned Residential) / TO (Technology Overlay)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Church

HISTORY OF ZONING: Rezoned from A (Agricultural) to OA (Office Park) and PR (Planned Residential) in June 1997 (Case 4-L-97-RZ).

SURROUNDING LAND USE AND ZONING:

North: Single family residential and agricultural/forestry/vacant - PR (Planned Residential) with up to 3 du/ac / TO (Technology Overlay)

South: Single family residential - RA (Low Density Residential) / TO (Technology Overlay)

East: Agricultural/forestry/vacant, office, and single family residential - BP (Business and Technology Park) / TO (Technology Overlay) and PC (Planned Commercial) / TO (Technology Overlay)

West: Single family residential and rural residential - PR (Planned Residential) and A (Agricultural)

NEIGHBORHOOD CONTEXT: This stretch of Hardin Valley Road to the west of Pellissippi Parkway has developed with a mix of apartment complexes and single family dwellings off of side streets. There are some commercial uses along Hardin Valley Road closer to Pellissippi Parkway.

STAFF RECOMMENDATION:

► **APPROVE the development plan for a church comprising approximately 12,340 square feet, subject to the following conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
3. Installation of all sidewalks as identified on the concept plan. Sidewalks and crosswalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works.
4. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of the Knox County Fire Marshall's office.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.

With the conditions noted, this plan meets the requirements for a church in the PR/TO and OB/TO districts, which requires approval as a use on review.

COMMENTS:

This is a request for approval of a building permit for a 12,339 square foot church, though plans indicate a potential future addition. The parcel housing the church has dual zoning, OB/TO (Office, Medical and Related Services), and PR/TO (Planned Residential/Technology Overlay). The TO zone requires approval by the Tennessee Technology Corridor Development Authority (TTCDA), and the board approved the plans at their May 10, 2021 meeting.

The proposed church would be located on a 20-acre site, 14.62 acres of which is in the Hillside and Ridgetop Protection Area (HP). The TTCDA has more stringent criteria for sites in HP areas with regard to the ground area coverage (GAC) and floor area ratio (FAR) than their standard requirements of 25% and 30%, respectively. The GAC requirement in HP areas allows a maximum of 5,000 sq ft of building footprint per 2 acres. The proposed GAC is 1,234 square feet per 2 acres. The FAR requirement in the HP area is a ratio between the building footprint and the maximum amount of the site that can be disturbed per a slope analysis based on the HP plan for Knox County, which for this site, is 11.42 acres, or 497,455 sq ft, which yields an FAR of 24.8%, which is below the maximum allowed by the TTCDA Guidelines.

The impervious area ratio (IAR) in HP areas is limited to 50% within slopes ranging from 15% to 25%; otherwise, the IAR must be below 70%. The proposal shows the building outside of this slope range. The proposal yields an IAR of 6.4%.

The site has two drainage features, one of which ("Channel 2" in the hydrology report) was depicted on the County's Quad Map as a blue-line stream. The other ("Channel 1") was not identified on the Quad Map. GEOServices performed a hydrological determination on both drainage features and determined that Channel 1 was a blue-line stream subject to the required buffer. It crosses into the site on the northeast; the required 50-ft buffer on each side of the stream is shown on the site plan. Channel 2 is a dry upland channel with no visible bed or bank and did not pass the threshold to be considered a blue-line stream, so Channel 2 is not subject to stream buffers.

The site has frontage on Hardin Valley Road and Award Winning Way. Access to the site will be from Award Winning Way via a private drive into the site.

The TTCDA Guidelines requires between 85 and 113 new parking spaces; there are 102 spaces proposed, including 5 handicap spaces.

A sidewalk runs alongside the driveway entry from Award Winning Way to the sidewalks at the church entry. The County has requested a crosswalk from the proposed sidewalk along the driveway to the sidewalks at the entry to the shopping center on the other side of Award Winning Way.

The proposed landscaping is in compliance with TTCDA Guidelines.

The proposed lighting plan includes full cut-off LED fixtures for all building and site lighting. The proposed lighting complies with TTCDA Guidelines with the exception of a waiver to increase the allowable footcandles

to 5.5 fc on the entry drive (versus the 0.5 maximum allowed in the Guidelines) to increase safety and security on the site.

The proposed height, building plans, and materials meet TTCDA Guidelines, as does the dumpster enclosure. Any future proposed building addition would require TTCDA approval of the addition.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated LDR (Low Density Residential) on the Northwest County Sector Plan which permits PR zoning. PR zoning allows community centers such as churches and other religious institutions and other nonprofit clubs by right. Therefore, though the OB zoning is not consistent with the LDR land designation, the proposed use is allowed, and the applicant does not need to seek a plan amendment.

B. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Zone) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

B. The OB (Office, Medical and Related Services) zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. This area consists of a range of office and commercial uses, so the church is compatible with surrounding uses.

B. The proposed facility is compatible with the scale and intensity of the surrounding development and zoning pattern.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed use will only cause additional traffic in the area on Sunday, which is opposite the weekday peaks of other nearby developments.

B. The site proposes landscaping to enhance the property.

C. The development will retain the majority of the existing trees and vegetation along the western and southern property lines which will provide a buffer to the adjacent residential zoning.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development is located along a major collector street. Access to the site is along Award Winning Way, which does not service any residential properties. It is a local road lined with commercial and office uses, so no travel through any residential areas is required to access the site.

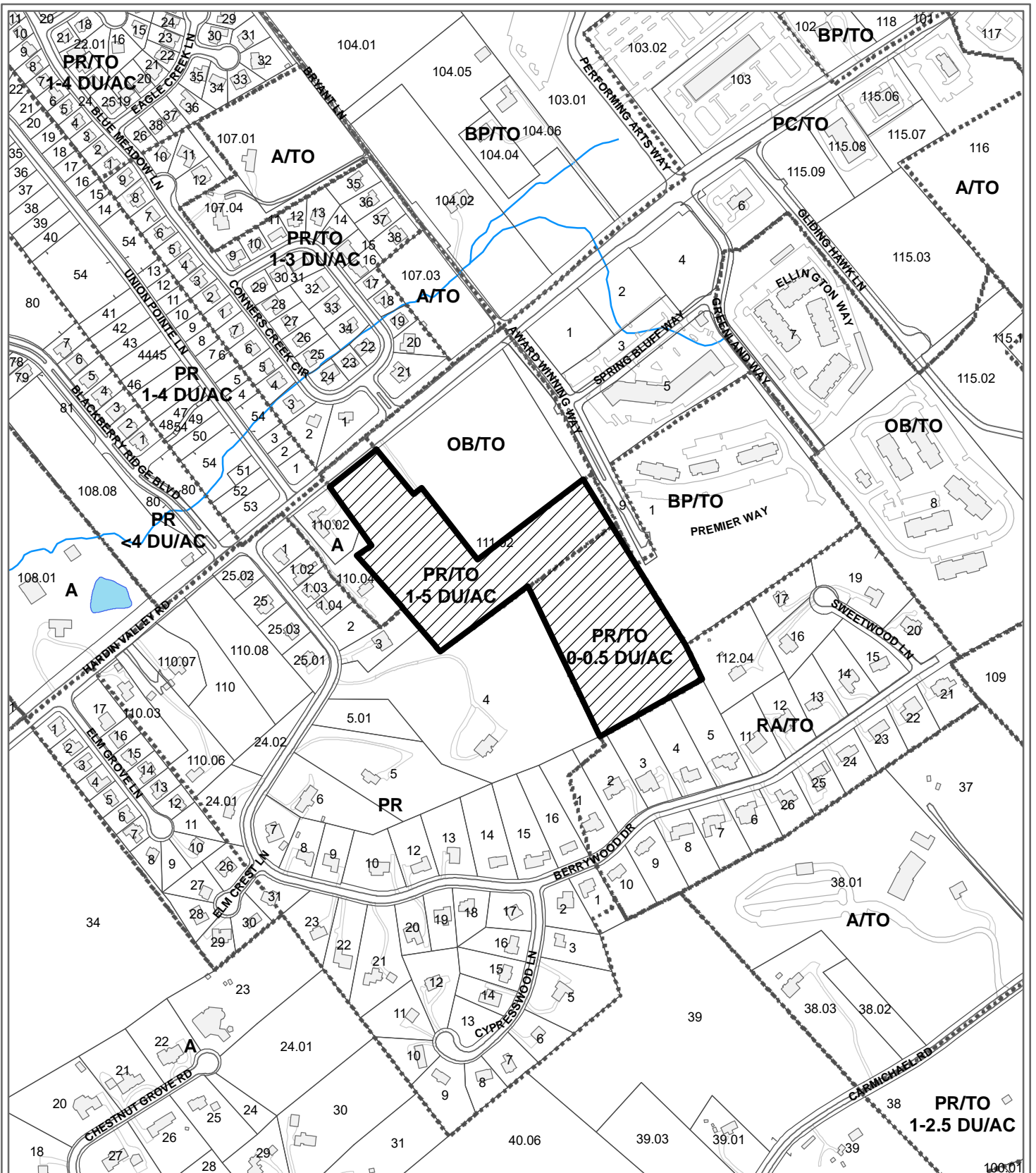
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed church.

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.



**6-H-21-UR
USE ON REVIEW**

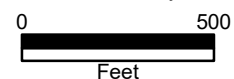


Church in OB (Office, Medical, and Related Services) / TO (Technology Overlay) & PR (Planned Residential) / TO (Technology Overlay)

Original Print Date: 5/6/2021
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Valley Church UMC

Map No: 103
Jurisdiction: County



Case: 6-H-21-UR

CATEGORY	ACRES	RECOMMENDED LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE ALLOWED
Non-Hillside	5.33	1.00	5.33
0-15% Slope	2.04	1.00	2.04
15-25% Slope	5.30	0.50	2.65
25-40% Slope	6.71	0.20	1.34
Greater than 40% Slope	0.57	0.10	0.06
Ridgetops	0	0.00	0.00
Subtotal: Sloped Land	14.62		6.09
Site Total, Disturbed Area (Hillside & Ridgetop Protection Plan)	19.95	0.57	11.42

From Hillside & Ridgetop Protection Plan, page 33

Density and Land Disturbance Guidelines

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines
for Recommendations on Changes to the Zoning Map and Development Plan/
Concept Plan Review within the Hillside and Ridgetop Protection Area
that is within the Urban Growth and the Planned Growth Area

Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

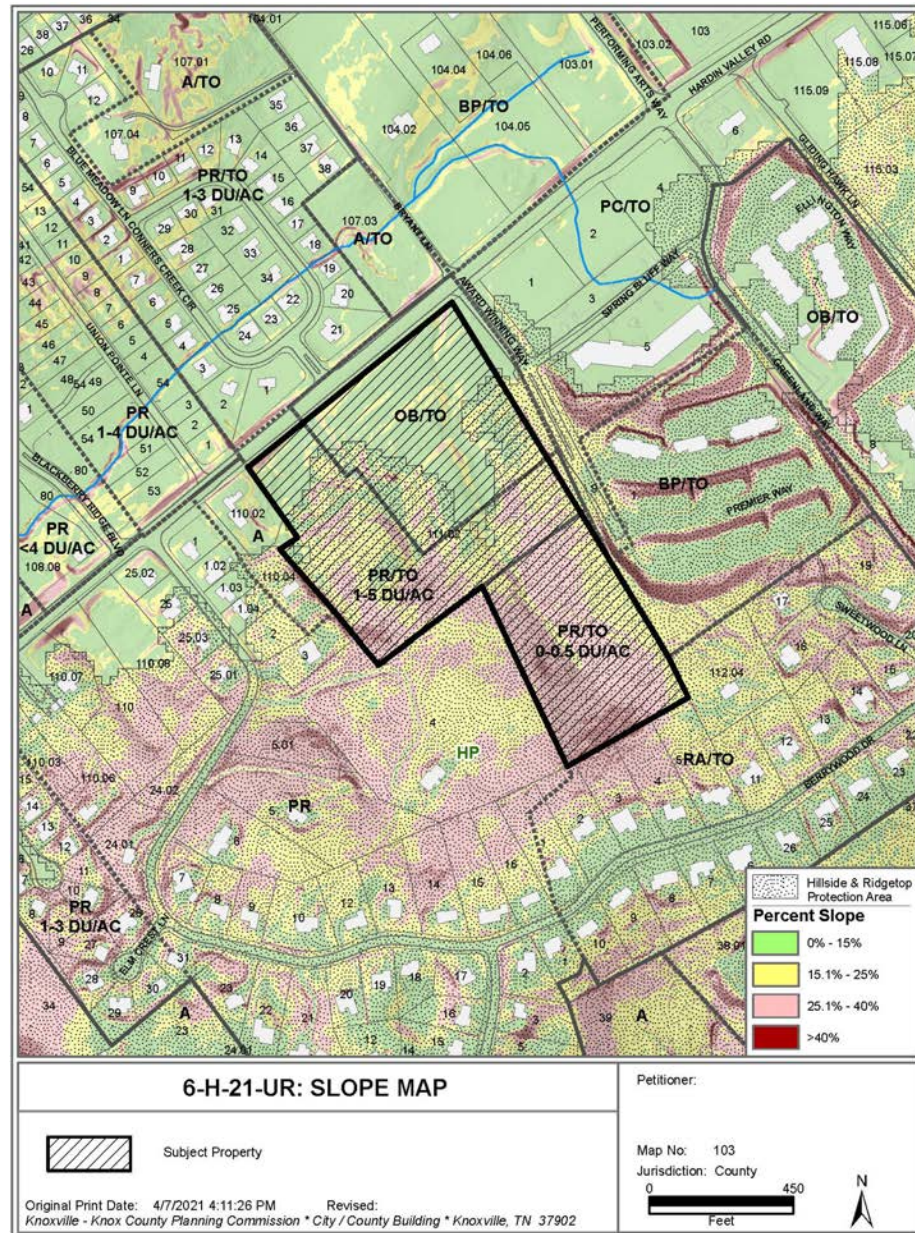
dua: dwelling units per acre

* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

*** Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 – 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.

The Knoxville Knox County Hillside and Ridgetop Protection Plan — 33





400 Main Street
Suite 403
Knoxville, TN 37902
P: 865.215.2507
F: 865.215.2237

Addressing Department Review and Comments

File #: 6-H-21-UR

Tax Parcel ID: p/o 103 11102

Subdivision:

Owner: Board of Trustees of the United Methodist

Applicant: John Gargis

Company: Valley Church UMC

Email: john@valleychurch.church

Date Submitted: 4/23/21

Review Type: UR

Unit or Phase:

Phone:

Office:

Cell: 865.310.4783

Fax:

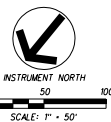
Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Proposed and/or Existing Subdivision or Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Pending, Denied, Revise, Note
Award Winning Way	OK	
Hardin Valley Road	OK	
	Based on the proposed access, the existing property address will be changed if the use is approved by the Planning Commission	Note
Road A	At this time a street name is not required. If the private ROW ever serves 6 or more addresses, a name would be required	Note
	Unresolved addressing issues may delay building permits.	Note
	Developer must contact the Post Office to establish mail service at 865.925.0155	Note
	Would not use existing address on any legal documents	

Comments may be modified based on new information from updated plans, field reviews or other agencies.

Andrea Kupfer (865.215.3797) andrea.kupfer@knoxplanning.org	1st Review 4/30/2021	Donna Hill (865.215.3872) donna.hill@knoxplanning.org	2nd Review May 25, 2021
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1. THE TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE KINGS MAPS.
2. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE, EXISTING AND PROPOSED SURFACE GRADES.
3. THE ACCURACY OF THE GRADES IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
4. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE PROPOSED LOCATION OF THE FILL. ALL EXISTING OBSTRUCTIONS AND MATERIALS RESULTING FROM CLEARING AND GRUBBING SHALL BE REMOVED TO THE SURFACE. APPROVED SLOPE PROOF APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL LOCAL AND STATE REQUIREMENTS FOR THE PROPOSED FILL.
5. ALL TREE STUMPS, BOLLERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. STUMP SHALL BE SCARIFIED TO DEPTH OF 1 FT BELOW THE SUBGRADE.
6. STRIP TOPSOIL FILL THICK (6-IN. MIN.) AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
7. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED TANDEM AXLE TRUCK PUMPING WATER TO THE PROPOSED FINISH ELEVATION. ANY AREAS REQUIRING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
8. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL. FOLLOWED BY 12 IN. OF 90% OR BETTER CRUSHED STONE OR ENGINEERED FILL. TIGHT NO. 57, OR TIGHT NO. 67, STONE.
9. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, FROZEN MATERIAL, OR OTHER MATERIALS. FILL SHALL ALSO BE FREE OF STONE OR OTHER MATERIAL LARGER THAN 6 IN. AND LONGER THAN 4 IN. IN THE TOP 6 IN. OF AN EMBANKMENT.
10. FILL SOLLS SHALL HAVE A LESS THAN 30 & A MAXIMUM OF 10% OF 20 OR LESS.
11. UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO SOFT, EXPANSIVE SOILS AND SOILS CLASSIFIED PI, OH, AND OR LEGALLY DISPOSED OF UNSATISFACTORY MATERIALS. DISPOSE OF MATERIALS AS APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEER.
12. FILL MATERIAL SHALL BE PLACED IN LOTS. HORIZONTAL LIPS NOT EXCEEDING 8 IN. THICKNESS. UNLESS NOTED OTHERWISE, COMPACT EACH LAYER TO THE PROPOSED FINISH GRADE MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 IN. OF EACH LAYER TO THE PROPOSED FINISH GRADE. COMPACT THE BOTTOM SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE MOISTURE CONTENT.
13. A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
14. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR DITCHES ON THE PROJECT. NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
15. NO SLOPE SHALL EXCEED 2:1 UNLESS PROPER SLOPE STABILIZATION MEASURES ARE IMPLEMENTED.
16. PROTECT AND MAINTAIN SUBGRADES UNTIL PLACEMENT OF FINAL GRADE IS COMPLETE.
17. CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE FINISHED GRADES CONFORM WITH THE DETENTION FOND DESIGN PARAMETERS. GRASS GRADING IS COMPLETE AND THE FINAL SEEDING IS SUFICIENT AN AS-BUILT SURVEY FOR THE OWNER'S REVIEW.
18. FINISHED GRADES WHEREVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES, AND CROSS-SECTIONS TO THE FINISHED GRADE. FINISHED GRADES SHALL BE WITHIN TOLERANCES ABOVE OR BELOW THAT AS SHOWN ON THE DRAWINGS. TOLERANCES OF SURFACE OF FINISHED GRADES: SIDEWALKS 0.10", PAVEMENTS 0.04", AND BUILDINGS 0.04".
19. SLOPES GREATER THAN 4:1 SLOPE AT A HEIGHT GREATER THAN 6 FEET SHALL BE TESTED BY THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE THE STABILITY OF THE SLOPE.
20. DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDIENT MANNER TO MINIMIZE TIME OF EXPOSURE TO WEATHER.

FULGHUM
FM
MACINDOE
& ASSOCIATES, INC.

10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com
FMA PROJECT: 243.203

414 C^hinch Ave. Knoxville, TN 37902
p 865 523-5001 f 865 523-5003
studlofourdesign.com

Valley Church

11012 Hardin Valley Rd.
Knoxville, TN 37932

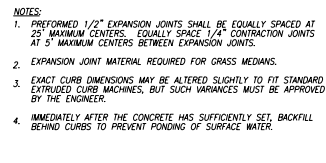
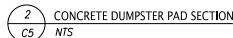


Project Phase: Concept Package

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Job Number: 20011.00
Grading Plan

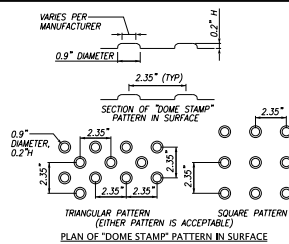
C2



NOT FOR
CONSTRUCTION
SD
Concept Package

C5

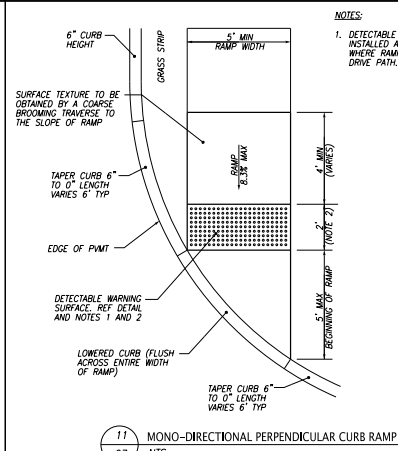
10330 HARDIN VALLEY ROAD
SUITE 201
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OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacIndoe.com
FMA PROJECT: 243.203



NOTES:

1. DETECTABLE WARNING SURFACE SHALL EXTEND ACROSS THE ENTIRE WIDTH OF CURB RAMP (4' MIN).
2. DETECTABLE WARNING SURFACE SHALL EXTEND 2' IN THE DIRECTION OF PEDESTRIAN TRAVEL REGARDLESS OF THE CURB RAMP LENGTH.
3. DETECTABLE WARNING AREA SHALL BE COLORED YELLOW AT ALL LOCATIONS.
4. SURFACE APPLIED SYSTEMS SHALL HAVE BEVELED EDGES TO ELIMINATE TRIP HAZARDS.
5. USE ARMOR-TILE OR ADA SOLUTIONS TACTILE WARNING CAST-IN-PLACE SYSTEMS OR EQUAL.

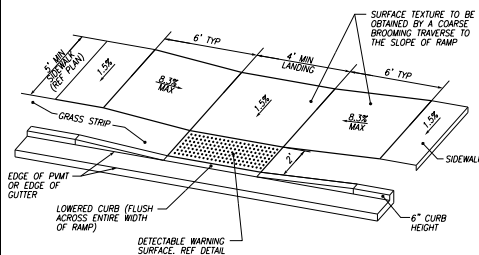
10	DETECTABLE WARNING SURFACE
C7	NTS



NOTES:

1. DETECTABLE WARNING SHALL BE INSTALLED AT ALL LOCATIONS WHERE RAMP EXITS TO VEHICULAR DRIVE PATH.

11 MONO-DIRECTIONAL PERPENDICULAR CURB RAMP
C7 NTS



NOTES:

1. DETECTABLE WARNING SHALL BE INSTALLED AT ALL LOCATIONS WHERE RAMP EXITS TO VEHICULAR DRIVE PATH.

12 COMBINATION CURB RAMP
C7 NTS

CIVIL ENGINEER:



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KNOXVILLE, TN 37932
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FMA PROJECT: 243.203

**STUDIO
FOUR
DESIGN INC.**
ARCHITECTURE & INTERIORS

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Valley Church

11012 Hardin Valley Rd.
Knoxville, TN 37932



Project Phase: Concept Package

Issue Date: 04/05/2021

Revisions

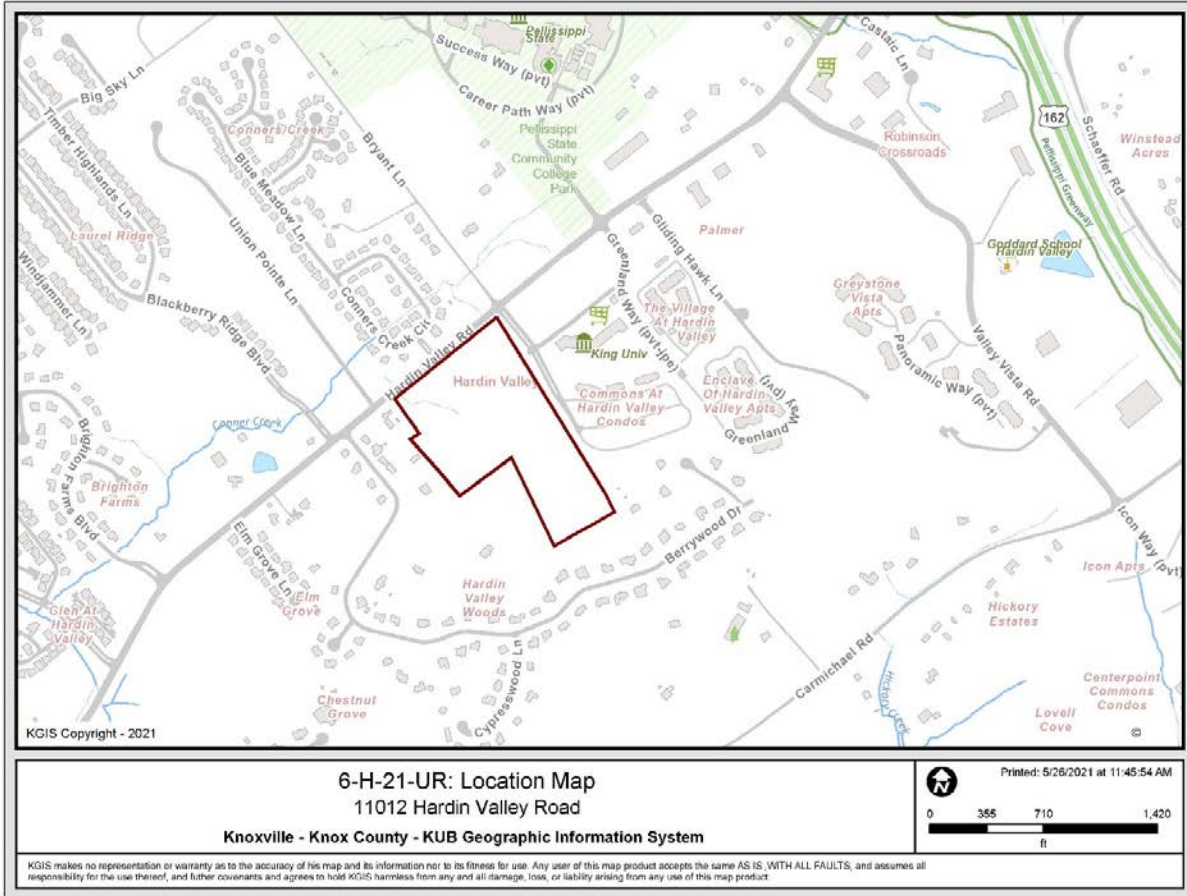
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Job Number: 20011.00

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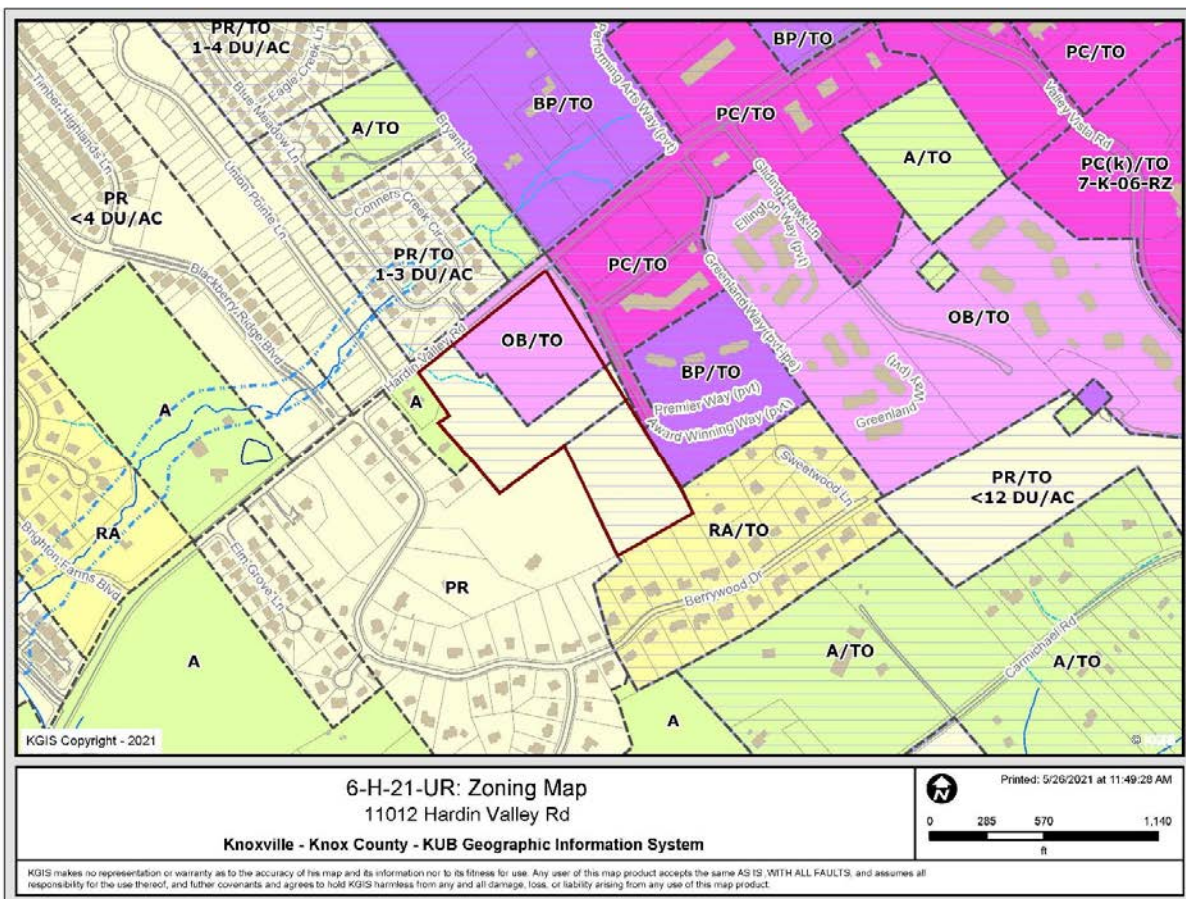
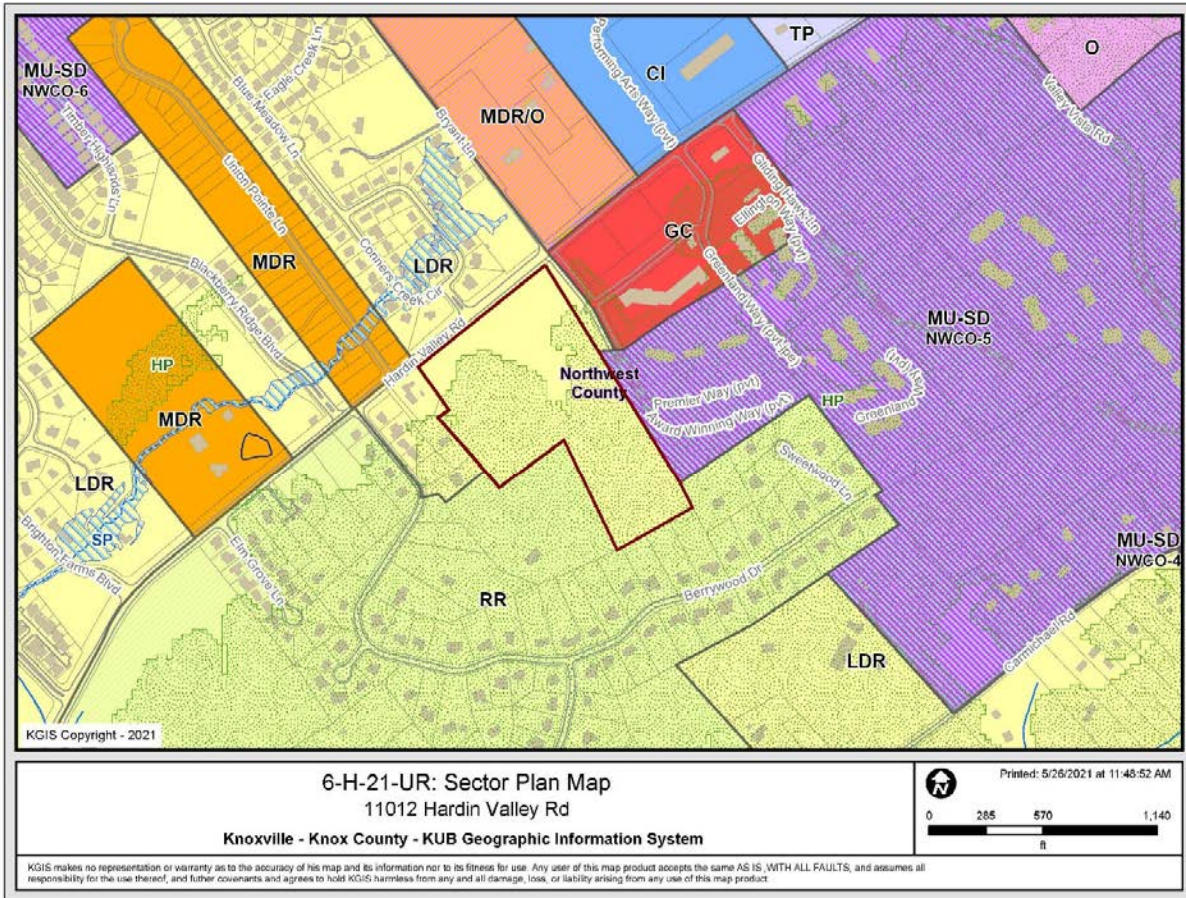
C7

6-H-21-UR
EXHIBIT A. Contextual Images



6-H-21-UR

EXHIBIT A. Contextual Images





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

Valley Church UMC

Applicant

Applicant Name

Affiliation

4/23/2021

06/10/2021

File Number(s)

Date Filed

Meeting Date (if applicable)

6-H-21-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

John Gargis

Valley Church UMC

Name

Company

706 South Illinois Avenue, Suite 102D

Oak Ridge

TN

37830

Address

City

State

ZIP

865-310-4783

john@valleychurch.church

Phone

Email

CURRENT PROPERTY INFO

Board of Trustees of the United Methodist 706 South Illinois Avenue, Suite 102D

Owner Name (if different)

Owner Address

Owner Phone

11012 Hardin Valley Road Knoxville, TN 37932

103 11102

(PR/TO portion only)

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest intersection of Hardin Valley Rd and
Award Winning Way, west of Pellissippi Pkwy

20.0 ac (7.17 ac located in the PR zone)
only

General Location

Tract Size

☐ City ☒ County 6th
District

OB/TO and PR/TO
Zoning District

Undeveloped land
Existing Land Use

Northwest County

LDR / HP

Planned Growth / Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input checked="" type="checkbox"/> Use on Review / Special Use	<input type="checkbox"/> Hillside Protection COA	Related City Permit Number(s)
<input type="checkbox"/> Residential	<input type="checkbox"/> Non-Residential		
Home Occupation (specify) <u>n/a</u>			
Other (specify) <u>Church</u>			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number	
Unit / Phase Number		
<input type="checkbox"/> Combine Parcels	<input type="checkbox"/> Divide Parcel	Total Number of Lots Created
<input type="checkbox"/> Other (specify)		
<input type="checkbox"/> Attachments / Additional Requirements		

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment Change	Proposed Plan Designation(s)	
Proposed Density (units/acre)	Previous Rezoning Requests	
<input type="checkbox"/> 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		Total \$1,300.00
0405	\$1,300.00	
Fee 2		
Fee 3		

AUTHORIZATION

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

Applicant Signature

865-310-4783

Phone Number

Staff Signature

Valley Church UMC

Please Print

john@valleychurch.church

Email

Michelle Portier

Please Print

Date

4/22/21 swm

Date



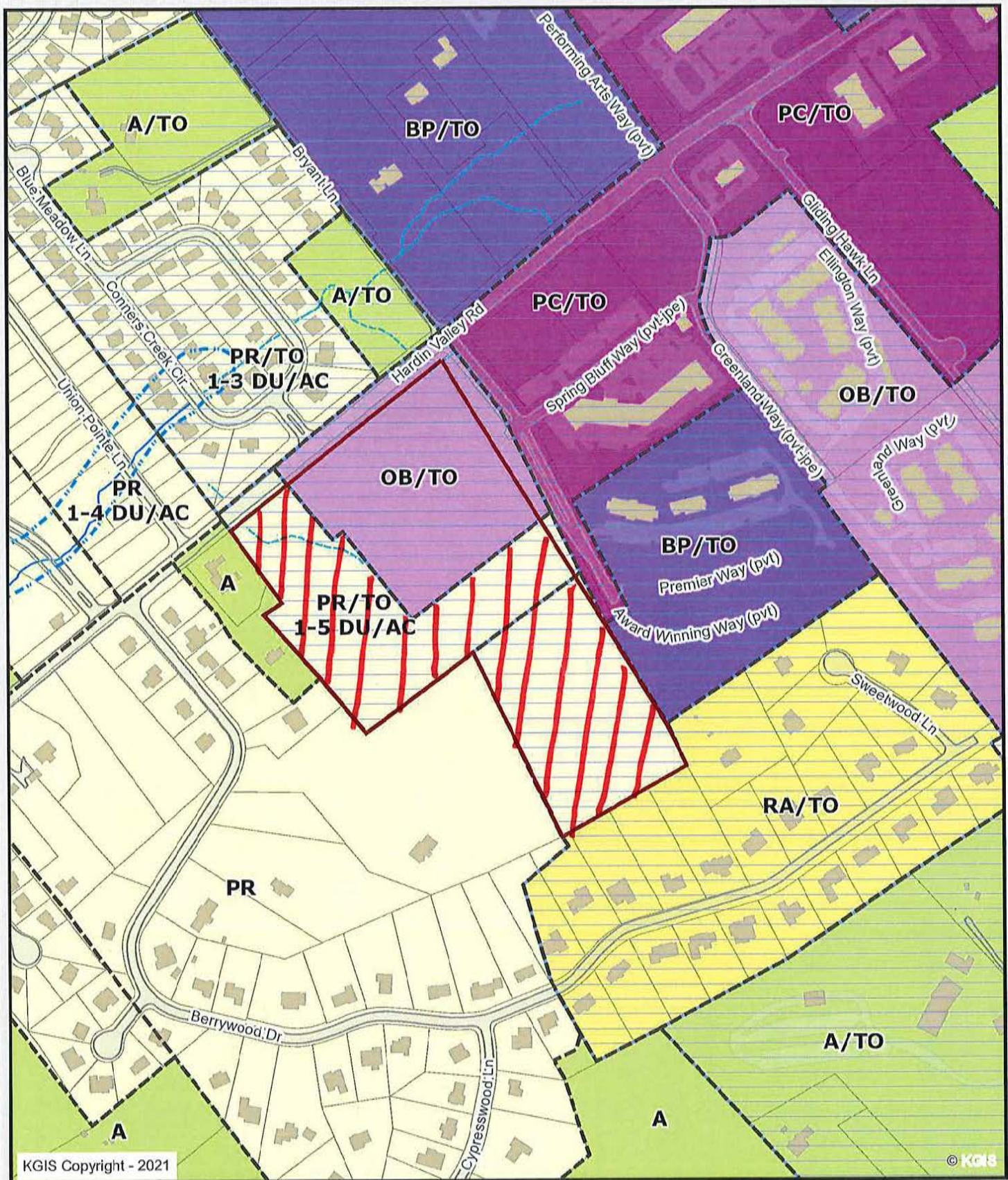
KNOXVILLE | KNOX COUNTY

**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink:

[illegible]

If more space is needed, attach additional sheets.

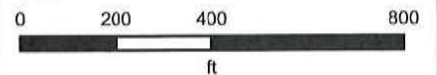


Valley Church - Zoning Map

Knoxville - Knox County - KUB Geographic Information System

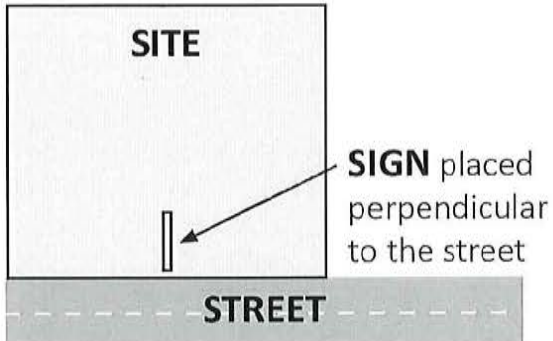


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

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

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

May 26th and June 11th
 (applicant or staff to post sign) (applicant to remove sign) *

Applicant Name: Valley Church UMC

Date: 4/26/21

File Number: 6-H-21-UR

☒ Sign posted by Staff
☐ Sign posted by Applicant