



SPECIAL USE REPORT

▶ **FILE #:** 11-F-21-SU

AGENDA ITEM #: 34

AGENDA DATE: 11/10/2021

▶ **APPLICANT:** VALLEY VIEW BAPTIST CHURCH

OWNER(S): Valley View Baptist Church

TAX ID NUMBER: 70 A B 001

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3521 Old Valley View Dr.

▶ **LOCATION:** South and west sides of Old Valley View Drive

▶ **APPX. SIZE OF TRACT:** 0.27 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Old Valley View Dr, a local street with 17-ft of pavement width within 42-ft to 60-ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** RN-5 (General Residential Neighborhood) (c)

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

▶ **PROPOSED USE:** Accessory structure for church bus storage

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Church -- RN-2 (Single-Family Residential Neighborhood) (c) and HP (Hillside Protection Overlay)

South: Multi-family residential -- RN-5 (General Residential Neighborhood) (c)

East: Vacant land, house -- RN-1 (Single-Family Residential Neighborhood) (c)

West: Multi-family residential -- RN-5 (General Residential Neighborhood) (c)

NEIGHBORHOOD CONTEXT: This property is located in the Whittle Springs neighborhood and is surrounded by small multi-family developments on the west and south sides of the property.

STAFF RECOMMENDATION:

▶ **Approve the request for a one-story accessory structure of approximately 2,400 sqft for Valley View Baptist Church, subject to 2 conditions.**

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

2. Meeting all applicable requirements of the City of Knoxville Department of Engineering, including but not

limited to whether the bus can use the Old Valley View Drive right-of-way to maneuver the church vehicles in and out of the garage.

With the conditions noted, this plan meets the requirements of the former RP-1 (Planned Residential) zone, the previously approved development plan, and the criteria for approval of a special use for modifications to previously planned districts per Article 1.4.G.

COMMENTS:

This proposal is to construct a 40-ft by 60-ft (2,400 sqft) garage structure for a church bus and van. Valley View Baptist Church is located on the north side of Old Valley View Drive but the subject site is part of the same parcel. The accessory structure is located on the same parcel as the primary use even though they are separated by a road.

The subject site is currently a surface parking lot that was approved by the Planning Commission in 2013 (5-D-13-UR). The metal building will be located on the paved surface and eliminate eight existing parking stalls. This parking lot is for overflow parking and is not required.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

a. The One Year Plan and East City Sector Plan designations for this site are MDR (Medium Density Residential).

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

a. The former RP-1 was intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, education, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

b. Churches were a use permitted on review in the former RP-1 (Planned Residential) zone.

c. Accessory structures in the RP-1 zone are subject to the setbacks for accessory structures of the R-1 (Low Density Residential) zone district. The proposed structure meets the setback standards.

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. The proposed one-story structure is of a similar scale as other structures in the area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

a. The garage structure will allow the church vehicles to be stored inside a structure rather than a parking lot.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

a. The property accesses Old Valley View Drive, a short local street that connects to Valley View Drive on both ends, which is a major collector street. The accessory structure will not add any additional traffic to the street since the church does not plan to change the frequency of using the van and bus.

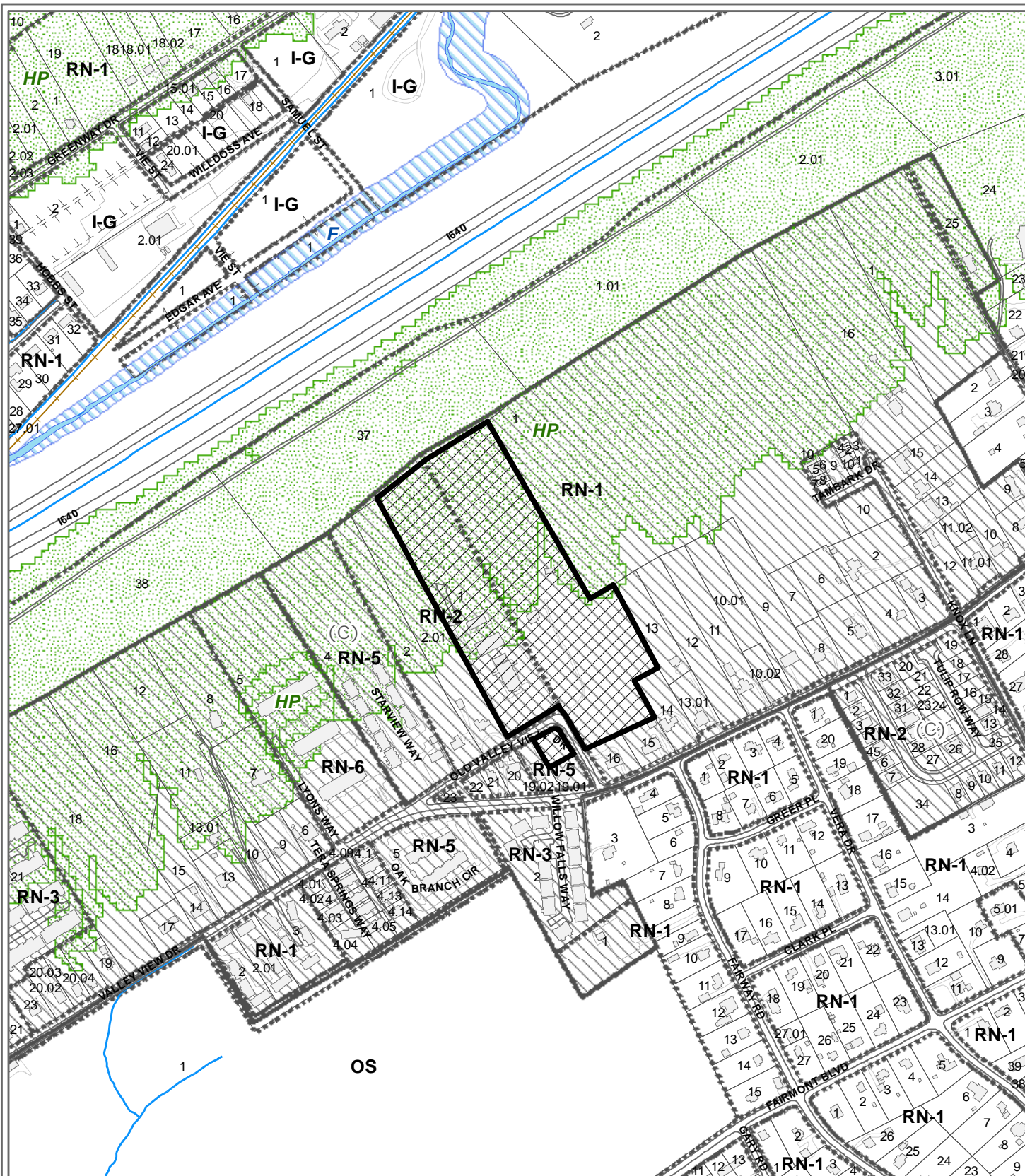
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

a. There are no known uses immediately surrounding the subject site that will pose a potential hazard or undesirable environment for the proposed use.

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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**11-F-21-SU
SPECIAL USE**

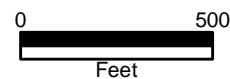


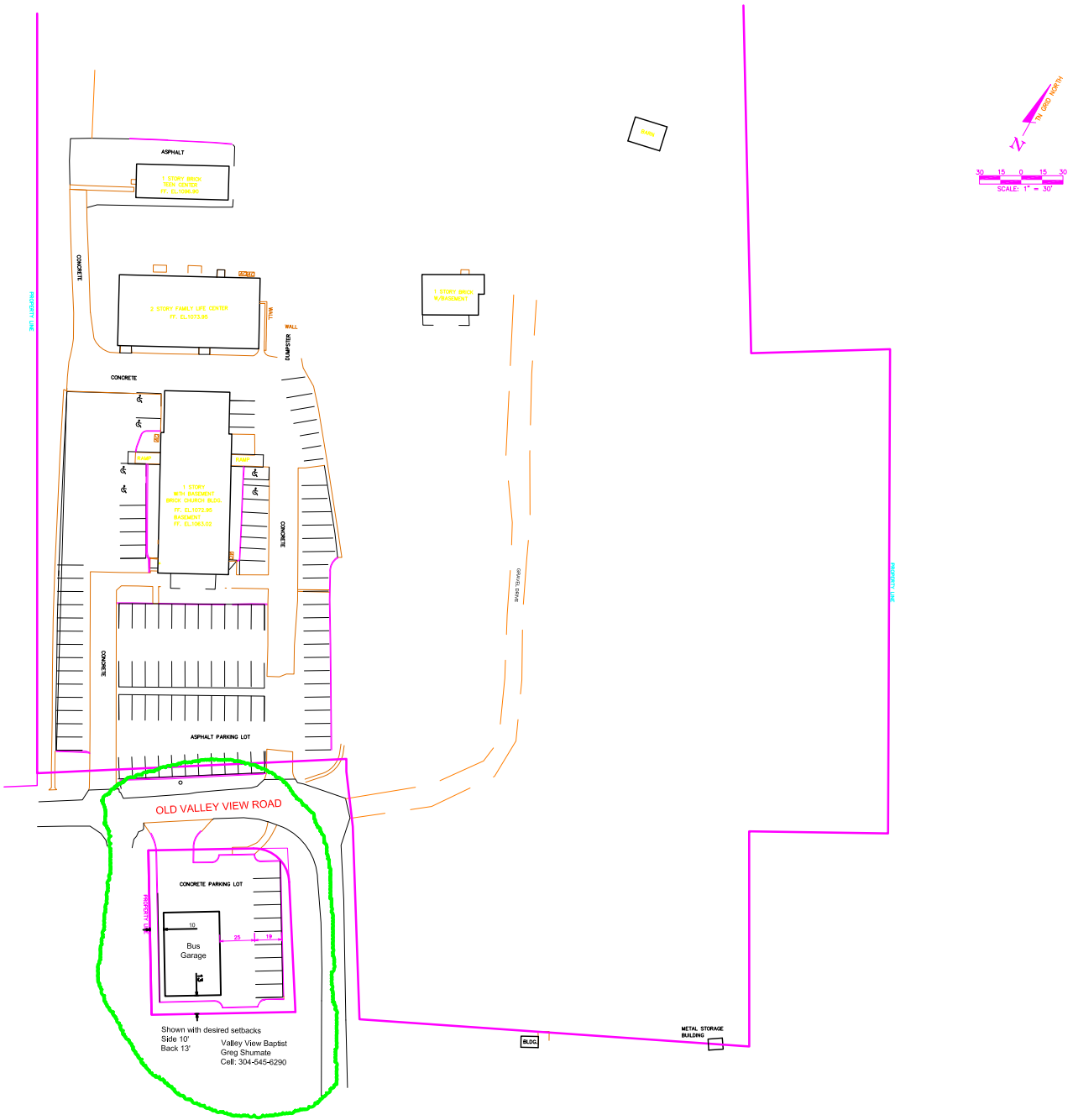
Accessory structure for church bus storage in RN-5 (General Residential Neighborhood) (c)

Original Print Date: 10/13/2021 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Valley View Baptist Church

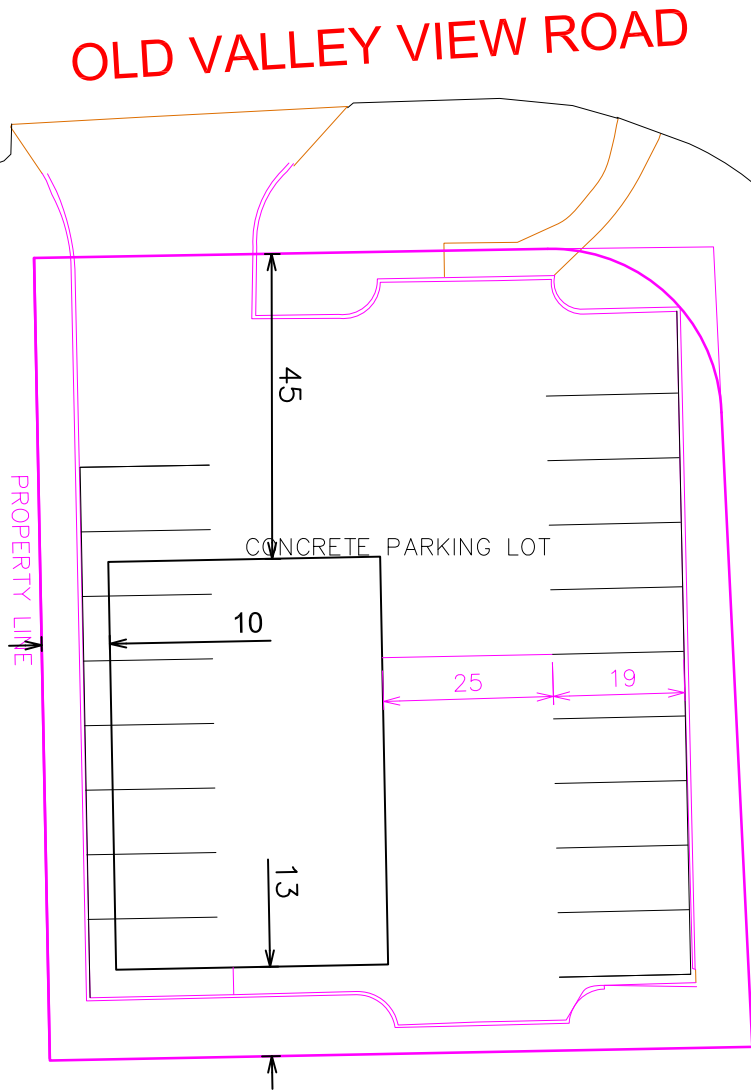
Map No: 70
 Jurisdiction: City





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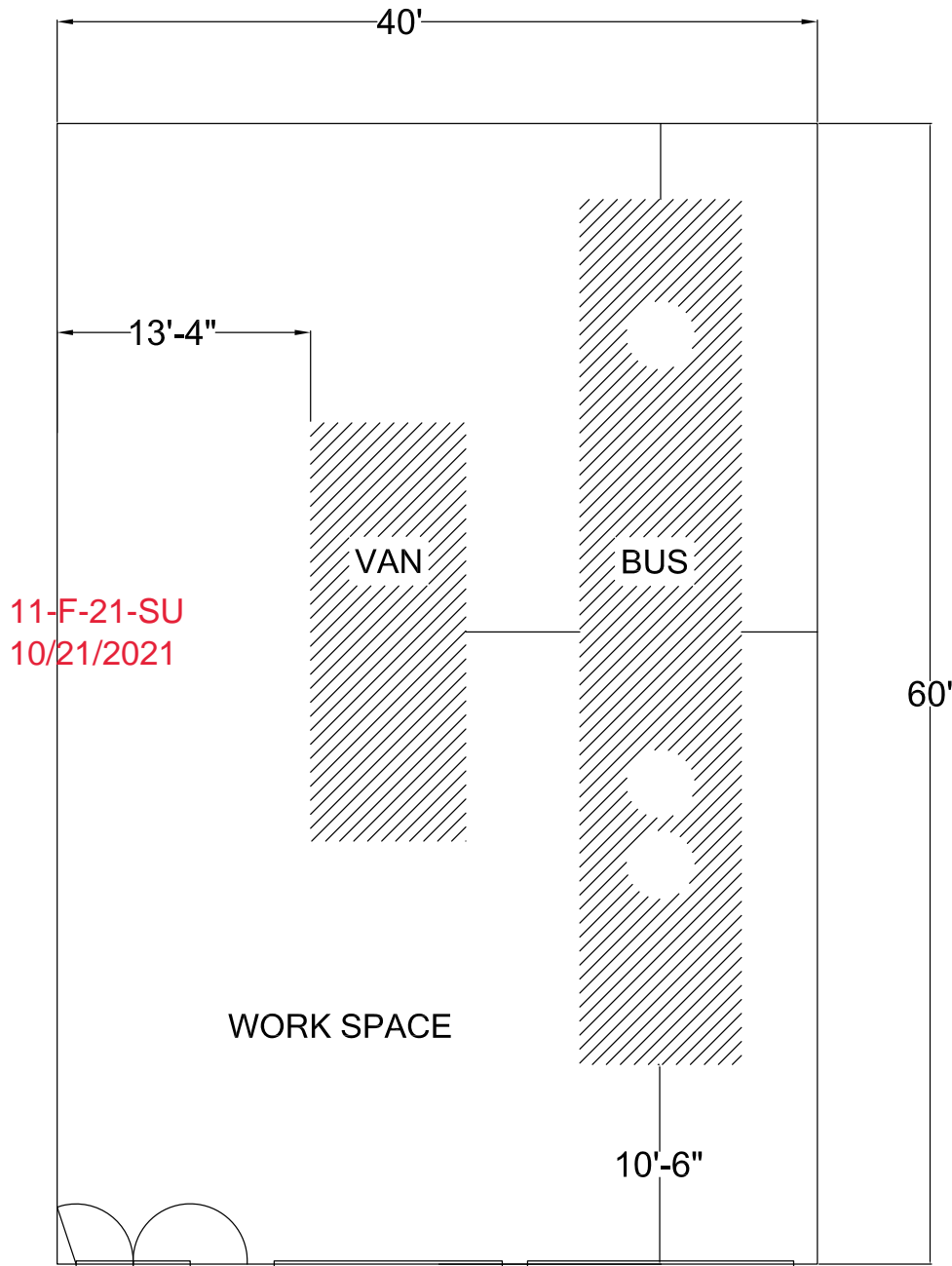
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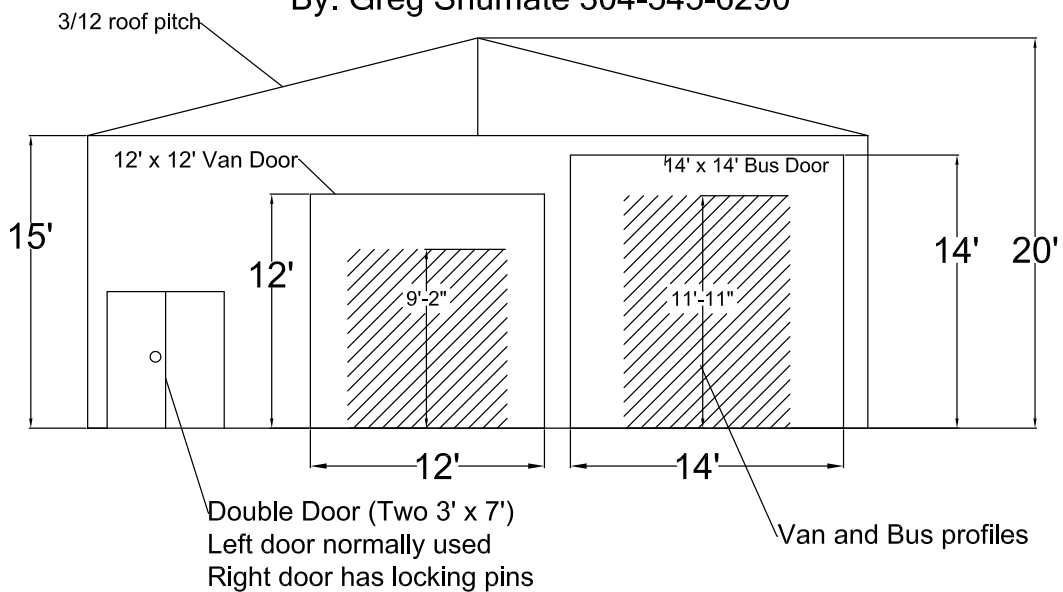
Setbacks - Required - Proposed		
Front:	20-ft	45-ft
Side:	8-ft	10-ft
Rear:	5-ft	13-ft

Building Coverage
Property 11,800 sq ft
Building 2,400 sq ft
Coverage 20.3%

Plot View
Valley View Baptist
Greg Shumate
Cell: 304-545-6290



Valley View Baptist Bus Garage
 Plan view with bus and van inside
 By: Greg Shumate 304-545-6290



**Powerbilt Steel Buildings Inc**

1559 Laskin Rd Virginia Beach
 Sales@garagebuildings.com
 8882340475

Sales: Admin Admin

1559 Laskin Rd Virginia Beach
 admin@garagebuildings.com

Building Quote
QTE-052473

Date
06/29/2021

Total
\$49,194.00

**We are not committed to using this supplier.
 Greg Shumate 304-545-6290**

CUSTOMER DETAILS**Greg Shumate**

Billing Address
 2165 Bellwood Drive,25526
 Shipping Address
 2165 Bellwood Drive,25526
 GregS@EagleResearchCorp.com
 (304) 545-6290

Commercial Buildings

- Roof Color: Slate Blue
- Trim Color: White
- Sides/Ends Color: Slate Blue
- Wainscot Color: NA



Ready for Installation? Jobsite Level? Permit Required? Inside City Limit? Electricity Available? Installation Surface? Concrete

Building Dimension **40'W x60'L x15'H** Roof Style **Vertical** Gauge **14 Gauge** Wind/Snow Rating **140 MPH + 30 PSF Certified** Distance on Center **4 Feet**

40X60' Vertical Roof	1	\$19,840.00
15' Height	1	\$5940
140 MPH + 30 PSF Certified	1	\$0
3/12' Roof Pitch	1	\$0
Front Wall Closed Vertical	1	\$3295
Back Wall Closed Vertical	1	\$3295
Left Closed Vertical	1	\$2550
Right Closed Vertical	1	\$2550
14x14ft Garage Door on Front	1	\$2,000.00
36x80in Walk-in Door on Front	1	\$225.00
12x12ft Garage Door on Front	1	\$1,300.00
Surcharge Amount : 8199.00		
Installation Surface Levelled : Yes		
Electricity : Yes		

NOTES

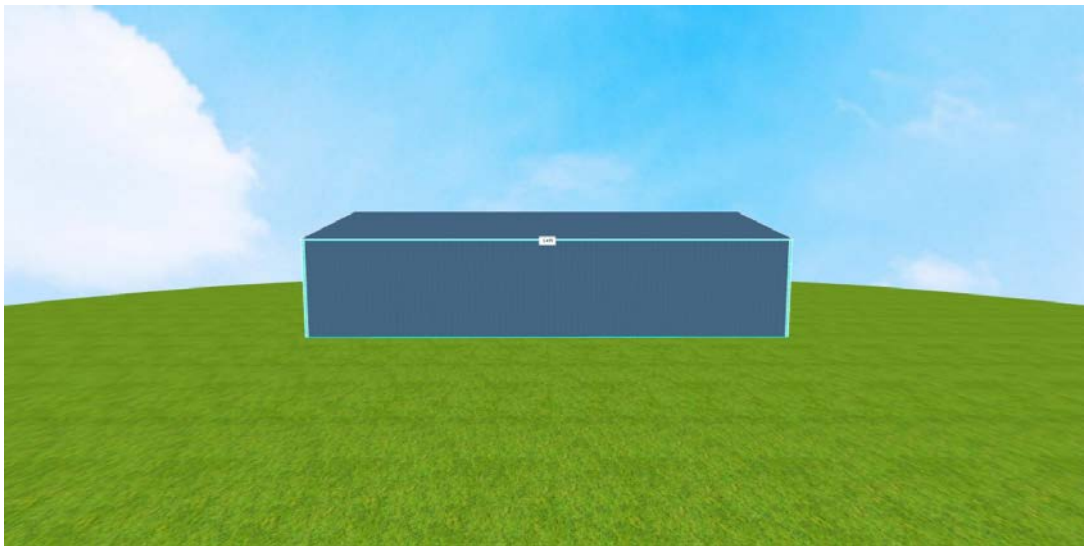
**11-F-21-SU
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Sub Total: **\$40,995.00**
 Down Payment **\$6,559.20**
 Additional Charges **\$8,199.00**
 Due Upon Installation: **\$42,634.80**
 Grand Total: **\$49,194.00**

BUILDING VIEW



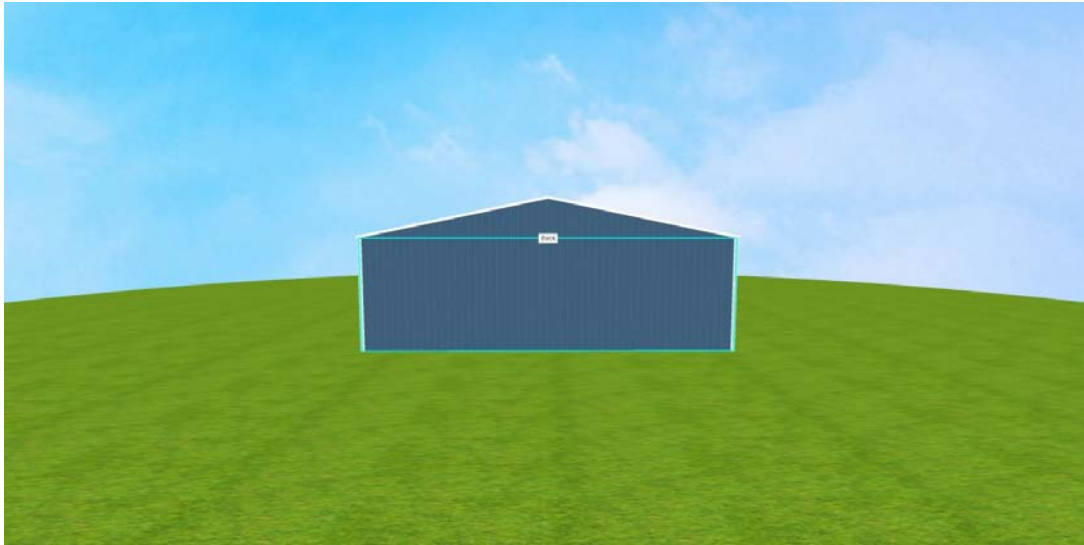
FRONT



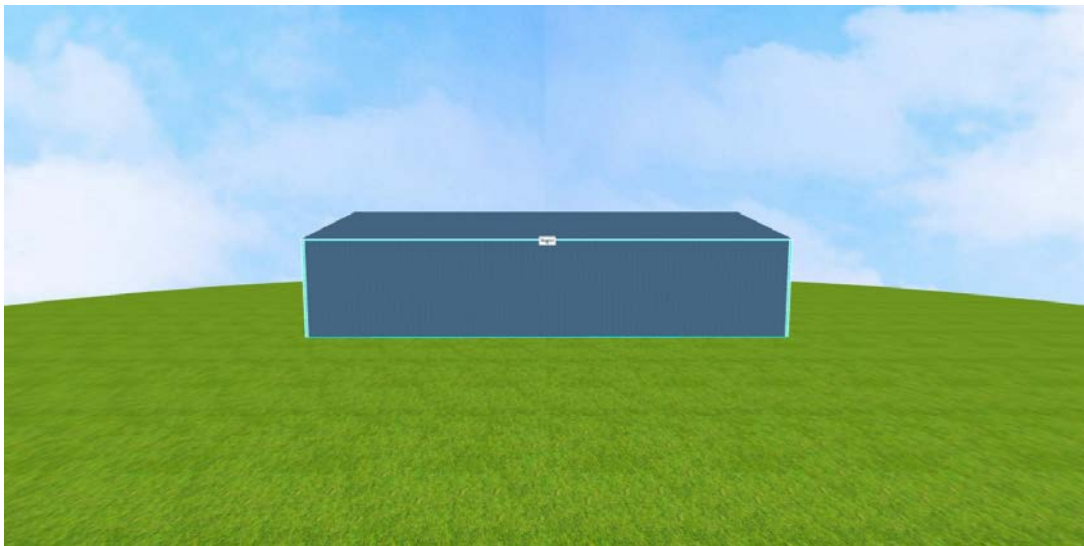
LEFT

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10/21/2021

BUILDING VIEW



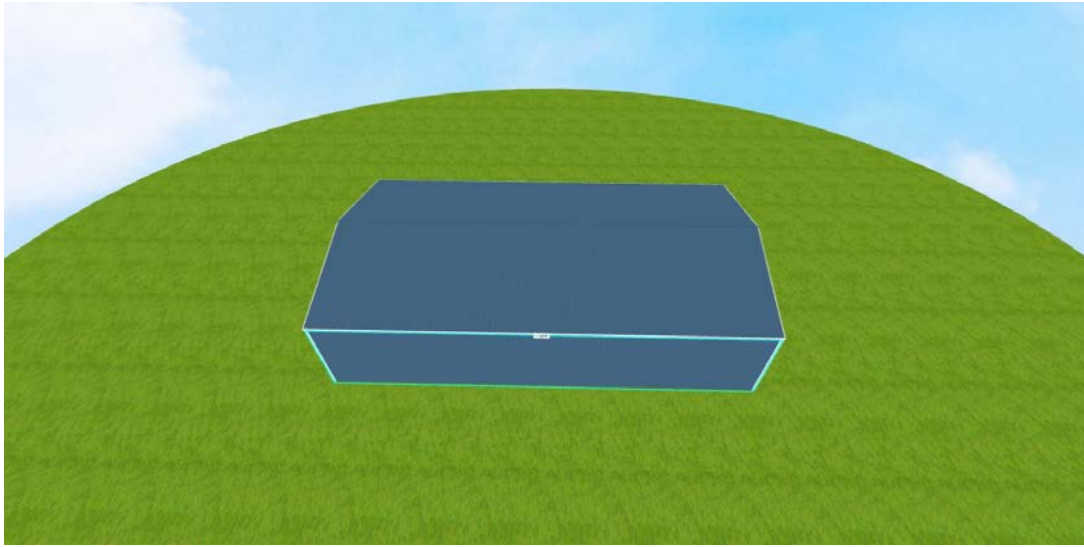
BACK



RIGHT

11-F-21-SU
10/21/2021

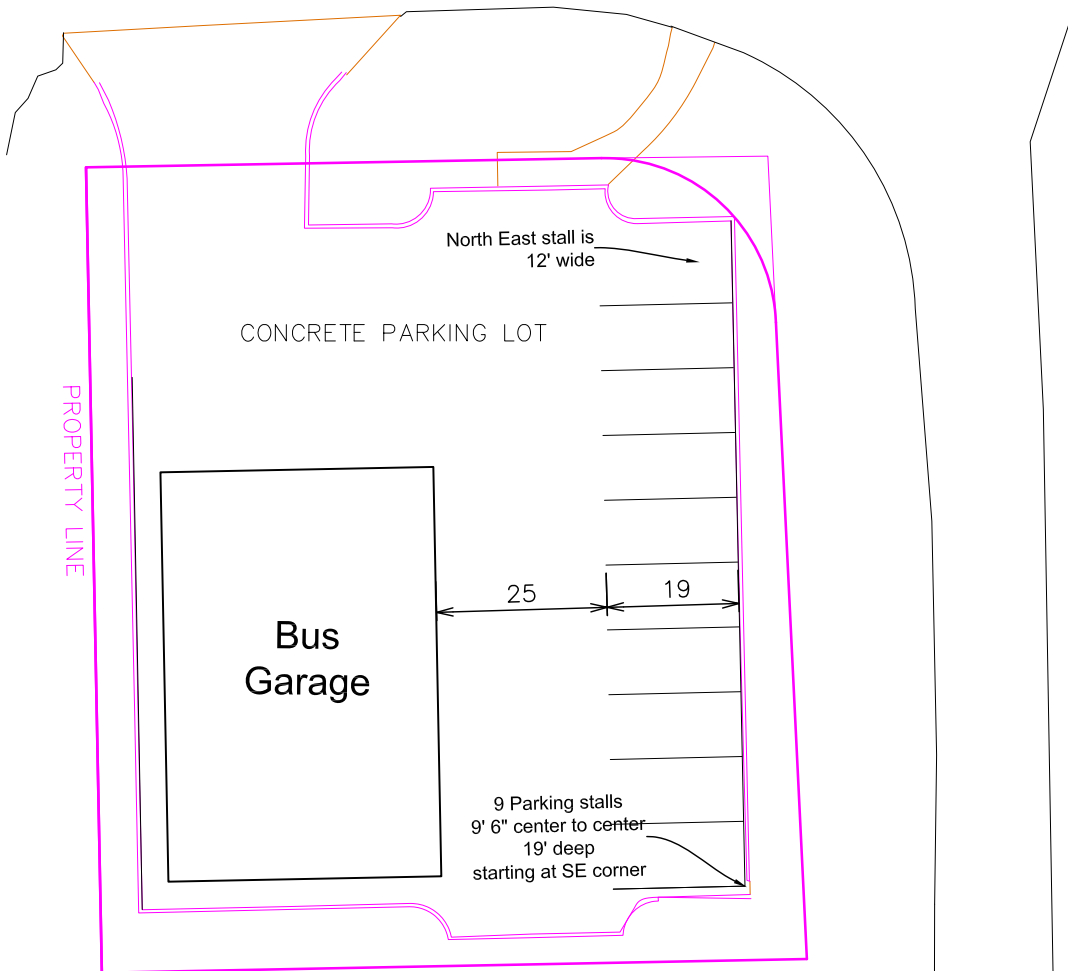
BUILDING VIEW



TOP

11-F-21-SU
10/21/2021

OLD VALLEY VIEW ROAD



Signage and Striping Plan

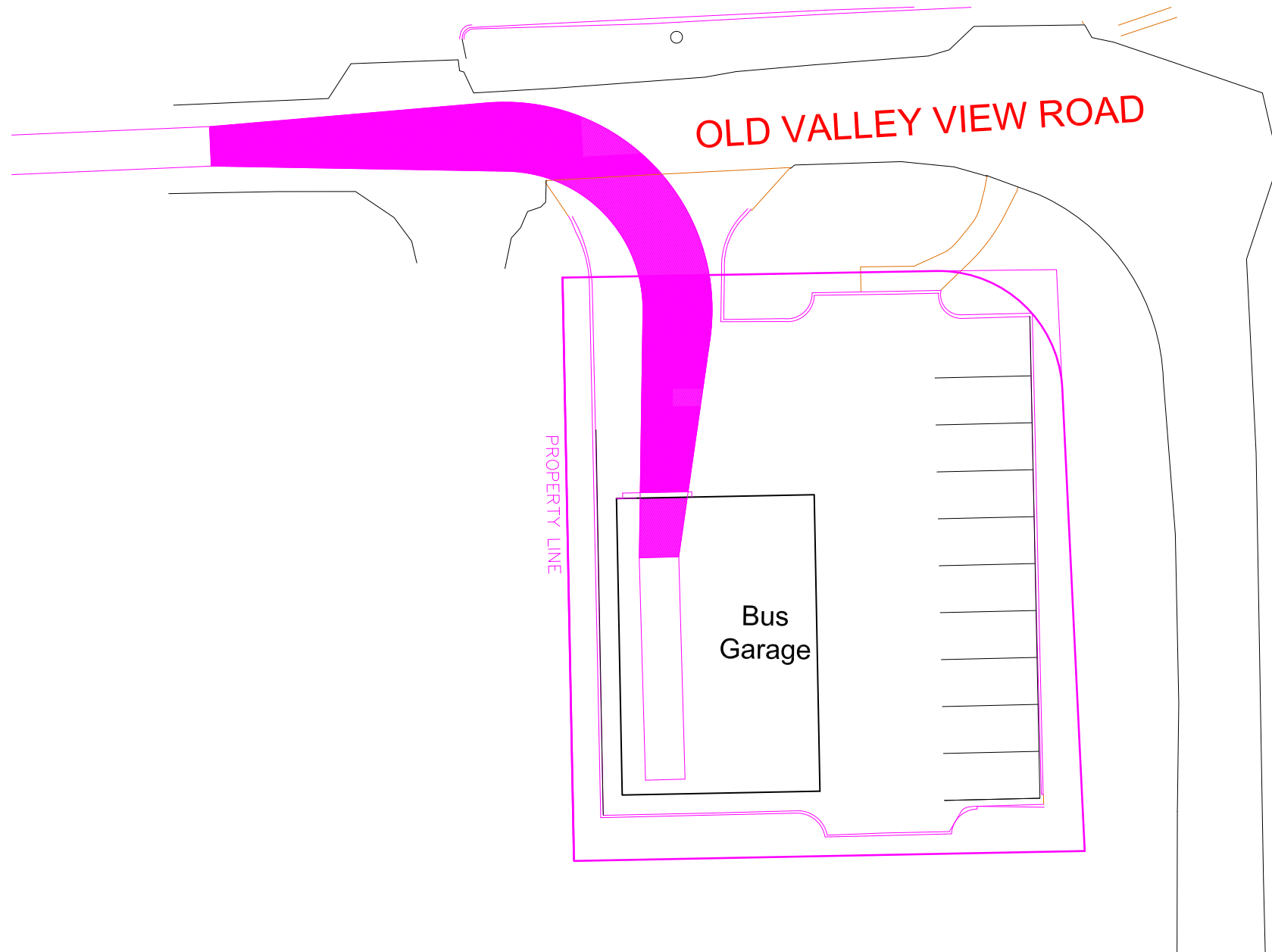
Valley View Baptist
Greg Shumate
Cell: 304-545-6290

Note about drive aisle width:

Minimum drive aisle width must be 26 feet
The parking stalls are deeper than 17.5. The extra 2.5 feet added to the existing 25 feet gives the required drive aisle width.

No additional Signage will be added on this project.

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OLD VALLEY VIEW ROAD

PROPERTY LINE

Bus
Garage

Bus Turning Template
42 foot outer radius
28 foot inner radius

Valley View Baptist
Greg Shumate
Cell: 304-545-6290

11-F-21-SU
10/21/2021



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 View Baptist Church

Applicant Name

Pastor Jared Shumate

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

11/10/2021

11-F-21-5a

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

Valley View Baptist Church c/o Jared Shumate

Valley View Baptist Church

Name

Company

3521 Old Valley View Dr

Knoxville

TN

37917

Address

City

State

ZIP

304-545-6290

GregS@EagleResearchCorp.com

Phone

Email

CURRENT PROPERTY INFO

Valley View Baptist Church

3521 Old Valley View Dr

304-993-1184

Owner Name (if different)

Owner Address

Owner Phone

3521 Old Valley View Dr

070AB001

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South and east sides of Old Valley View Dr.

.27 acres

General Location

Tract Size

City County

4th

R.U-5(c)

Parking lot

District

Zoning District

Existing Land Use

East City

MDR

U/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Accessory Structure for Church bus storage

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

- Combine Parcels
 Divide Parcel

Unit / Phase Number _____

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	0402	Total \$450. ⁰⁰
Fee 2		
Fee 3		

AUTHORIZATION

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


Applicant Signature

Valley View Baptist Church


Please Print

9/24/2021

Date

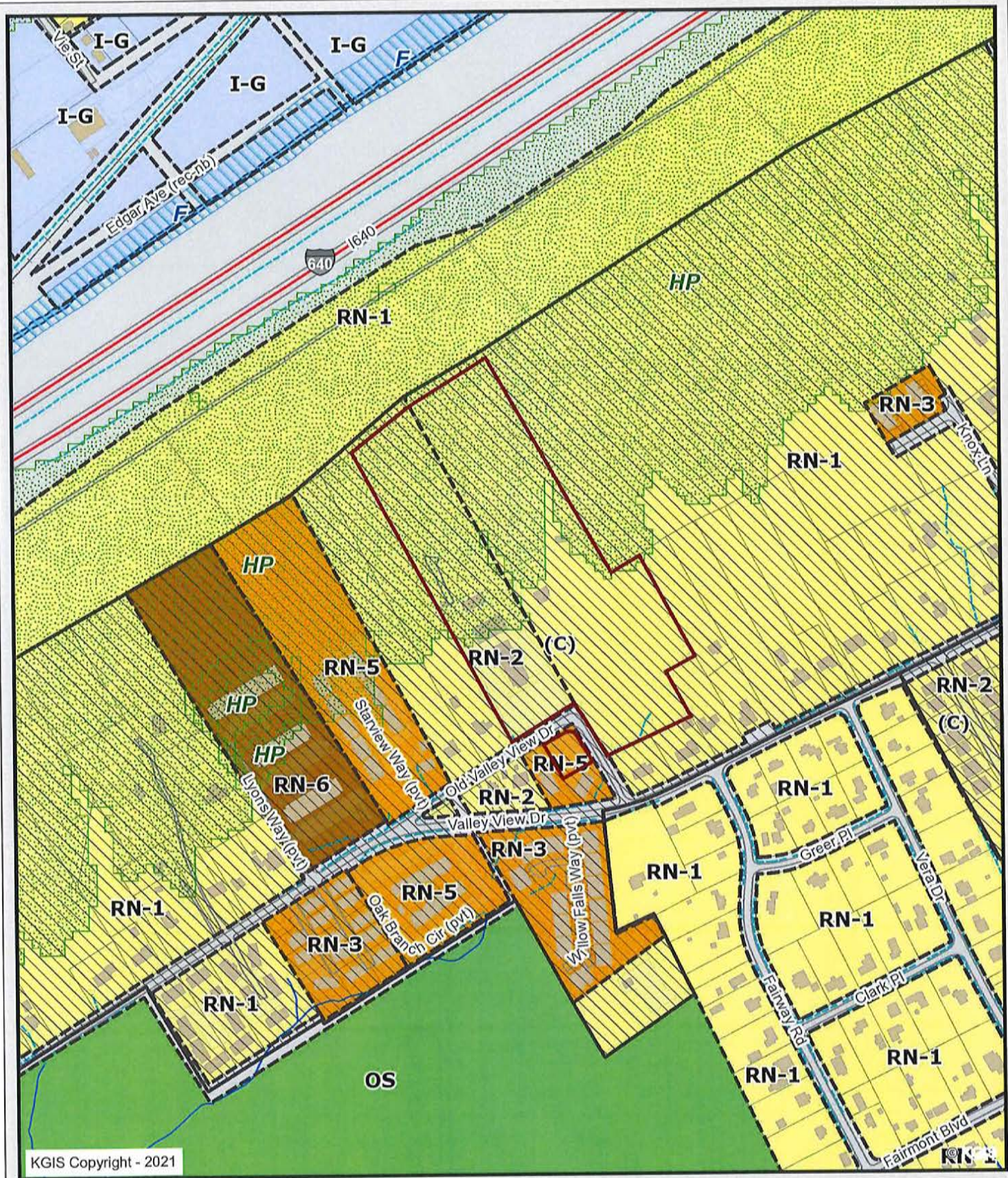
865-523-0062
Phone Number

jared.shumate@vwbcknox.com
Email


Staff Signature

Michael Reynolds
Please Print

9/27/2021
Date



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Letter Portrait

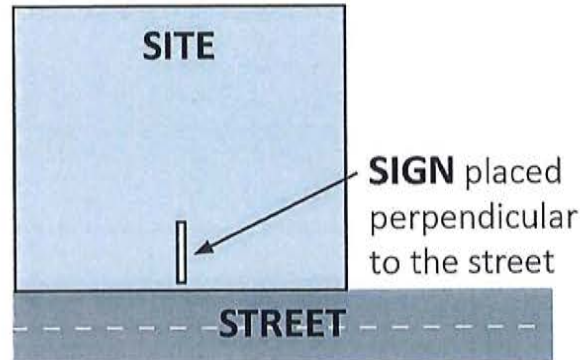
Knoxville - Knox County - KUB Geographic Information System

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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:

10/26/2021 and 11/11/2021
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Valley View Baptist Church
 Date: 9/27/2021
 File Number: 11-F-28-54

- Sign posted by Staff
- Sign posted by Applicant