



# DEVELOPMENT PLAN REPORT

Planning  
KNOXVILLE | KNOX COUNTY

► FILE #: 8-D-22-DP

AGENDA ITEM #: 29

AGENDA DATE: 8/11/2022

► APPLICANT: DAMON FALCONNIER

OWNER(S): Immanuel Church Knoxville, Inc. Immanuel Church Knoxville, Inc.

TAX ID NUMBER: 103 12011 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 VALLEY VISTA RD

► LOCATION: East side of Valley Vista Rd, south of Hardin Valley Rd.

► APPX. SIZE OF TRACT: 10.68 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Valley Vista Road, a local road with a 43.8-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: WEST KNOX WATER

Sewer Source: WEST KNOX SEWER

WATERSHED: Beaver Creek

► ZONING: PC (k) (Planned Commercial) / TO (Technology Overlay)

► EXISTING LAND USE: Agriculture/Forestry/Vacant Land

► PROPOSED USE: Church

HISTORY OF ZONING: The property was rezoned from to PC/TO in 2006 (Case # 7-K-22-RZ).

SURROUNDING LAND USE AND ZONING: North: Office building and vacant land - PC (k) (Planned Commercial) / TO (Technology Overlay)

South: Office/warehouse building - BP (Business and Technology Park), PC (k) (Planned Commercial), & TO (Technology Overlay)

East: Pellissippi Parkway right-of-way

West: Multifamily development - OB (Office, Medical and Related Services) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located south of Hardin Valley Road in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

## STAFF RECOMMENDATION:

► Approve the development plan for a church and related functions, subject to the 7 conditions.

1) Obtaining TTCDA approval for the proposed development plans; this request is on the August 8, 2022 TTCDA Agenda.

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

3) Installation of all landscaping as shown on the 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.
- 4) Installation of all sidewalks as identified on the site plans. Sidewalks connecting those along the right-of-way with those at the church entry may be required by the Knox County Engineering Department during the permitting review stage and would be coordinated at that time. Knox County Engineering reserves the right to waive the sidewalks due to the steep topography if found to be unreasonable to install.
  - 5) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
  - 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.
  - 7) Obtaining approval of signage in a separate application at a future time.

#### **COMMENTS:**

This proposal is for a small church complex on a 10.55-acre tract that will be built in 2 phases. The Planning Commission approved the church building in 2021 (Case 3-E-21-UR), which was Phase 1 at that time. Phase 2 was to be the second building. However, plans have changed and the church building will now be Phase 2. This is a request for the other building in the complex, which will be the church auditorium, offices, and daycare rooms.

The property is zoned PC (Planned Commercial) with a condition (k) applied at the time of the rezoning. However, the conditions were specific to the intended use at the time and no longer apply. The PC zone allows this use by right, though the development plan requires Planning Commission approval. It is scheduled to be heard on the August 11, 2022 Planning Commission agenda.

The site is accessed off of Valley Vista Road, a minor collector, via an existing driveway shared with the neighboring parcel to the south. There is steep topography leading from the right-of-way down into a flat portion of the site where the buildings will be located. Because of this, installing sidewalks inside the site to connect those at the entry to those along the right-of-way will be challenging and likely would not meet ADA requirements. The County's Engineering Department has agreed to work through this issue with the applicant during the permitting phase.

The Sector Plan map shows that the site is in the Hillside and Ridgetop Protection Area. However, 5.48 acres of the site were graded and a detention pond was added in 2007 following the aforementioned rezoning case, but the property was not developed further. Since the grading is already done, the site was not reviewed under the Hillside Protection section of the TTCDA Guidelines. The only further grading that will occur is for the driveway leading down the site from the right-of-way, though much of this work has already been completed, as well. The remaining steep slope area is concentrated on the perimeter of the site, so the area where the buildings are located does not require extensive grading.

The Ground Area Coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR) metrics are in compliance with the Design Guidelines.

The proposed buildings will be located on the east side of the site abutting Pellissippi Parkway. Both buildings will be one story with a total of 39,700 square feet between the 2 buildings.

Proposed parking will exceed the maximum allowed by the TTCDA Guidelines but will still be below that required by the Knox County Zoning Ordinance. The applicant received a waiver from the TTCDA for this requirement.

The proposed lighting plan and landscape plan are in compliance with the TTCDA Design Guidelines. Signage is depicted on the buildings but is not part of this request. A signage package would need to be submitted at a future time and would be required to meet all applicable requirements of the TTCDA.

#### **DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

##### **1) ZONING ORDINANCE**

A. The Knox County Zoning Ordinance describes the PC (Planned Commercial) zone as, "intended to provide for a unified grouping of commercial buildings which do not require or desire a central business district location...It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers."

B. The proposed small church complex is compatible with the above uses stipulated for the PC zone.

## 2) GENERAL PLAN – DEVELOPMENT POLICIES

A. Policy 9.11: Locate community-serving commercial areas where they can be easily shared by several neighborhoods. Though this is not commercial development, it is a community-serving development. Valley Vista is a minor collector that connects Hardin Valley Road and Carmichael Road, both of which are classified roadways, making it easy to access by surrounding communities.

B. 9.12 Locate day care centers and other neighborhood services at the edges of neighborhoods or in village centers. Locate freestanding day care facilities (those serving six or more children) on the perimeter of residential areas, on arterial or collector streets, in a manner which will not adversely affect surrounding properties. The church has a daycare component. As mentioned previously, Valley Vista Road is a collector Road easily accessed by the community.

C. Policy 9.3: Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The church would be a one-story structure with a proposed height of 28 ft, which is consistent with the allowed height in the TO zone.

## 3) NORTHWEST COUNTY SECTOR PLAN

A. The property is classified MU-SD, NWCO-5 (Mixed Use-Special District, Carmichael Road/Hardin Valley), which allows consideration of the TP (Technology Park) and (O) Office land use classifications between Pellissippi Parkway and Valley Vista Road. The descriptions of these land use classifications call for offices and research and development facilities as primary uses. A church is not incompatible with these specified land uses. The peak hours will be different from the peak hours of a professional business and the daycare facility, a secondary use of the property, could serve office professionals in the area.

## 4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

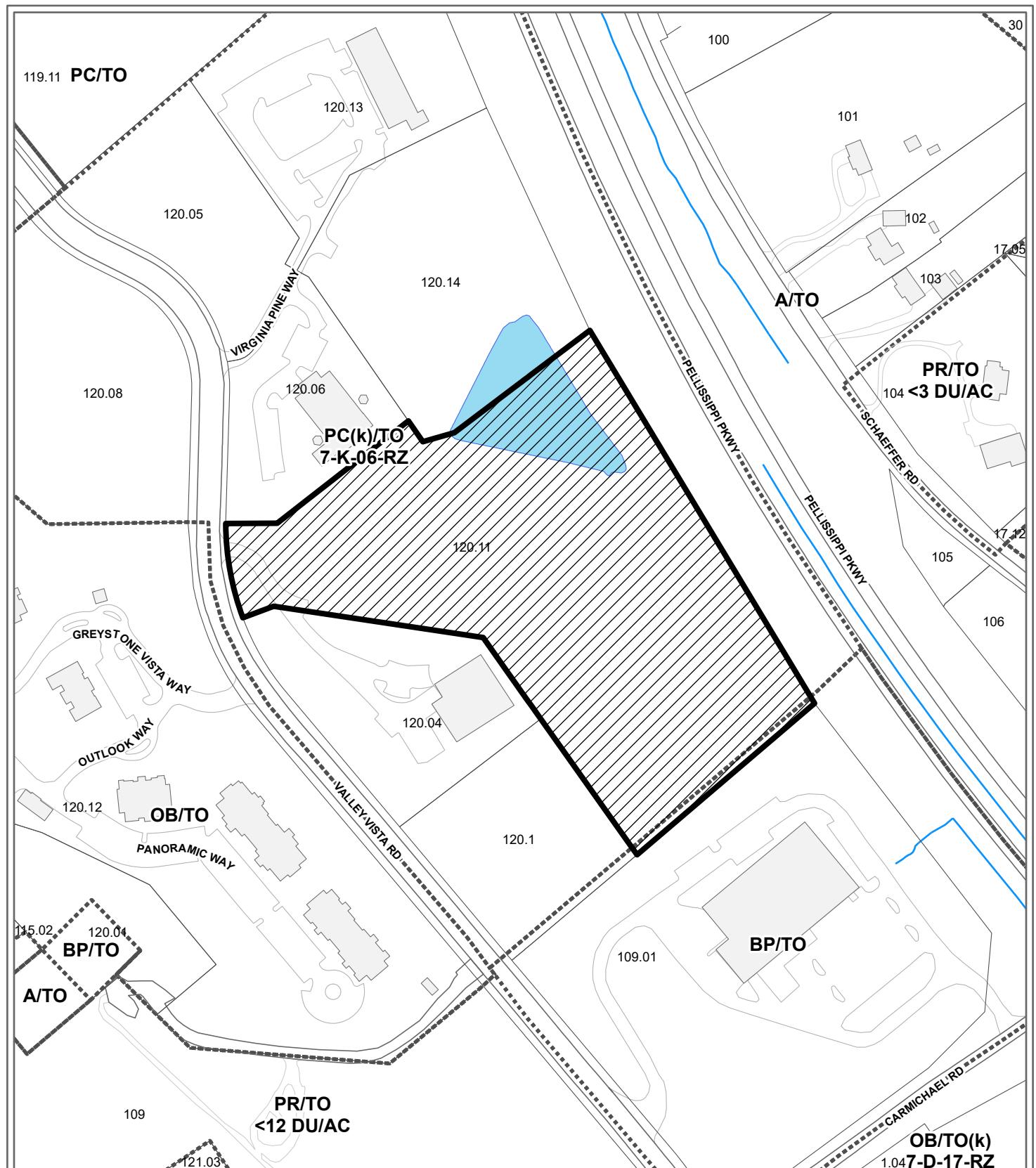
5) The planning commission may deny a development plan or use permitted on review where the above cannot be shown or where it can be shown that approval would have an adverse impact on the character of the neighborhood in which the site is located. The proposed church complex is not expected to generate any adverse impacts on the surrounding area. Its peak hours differ from the surrounding uses, and the church and daycare will serve the surrounding community.

ESTIMATED TRAFFIC IMPACT: 276 (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 Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.



## 8-D-22-DP DEVELOPMENT PLAN

Petitioner: Damon Falconnier



Church in PC (Planned Commercial), TO (Technology Overlay)

Map No: 103

Jurisdiction: County

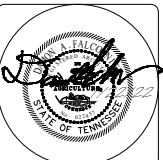
0 250  
Feet



Original Print Date: 7/7/2022

Revised:

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



TTCDA CASE # 8-D-22-TOB  
TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY & VISTA DEL MONTE DESIGN DEVELOPMENT GUIDELINES

KNOX PLANNING  
3-E-21-UR\_Immanuel Church

### MULTI-PURPOSE BUILDING

IMMANUEL CHURCH  
VALLEY VISTA ROAD  
KNOXVILLE, TN 37932

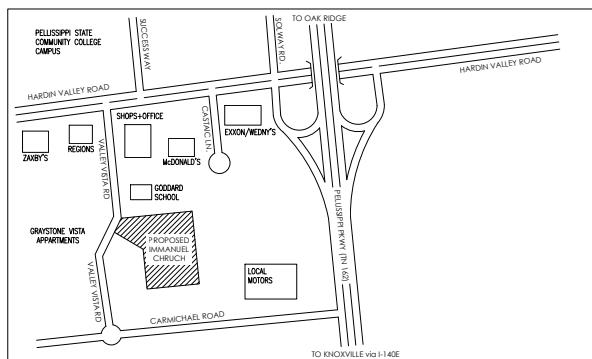
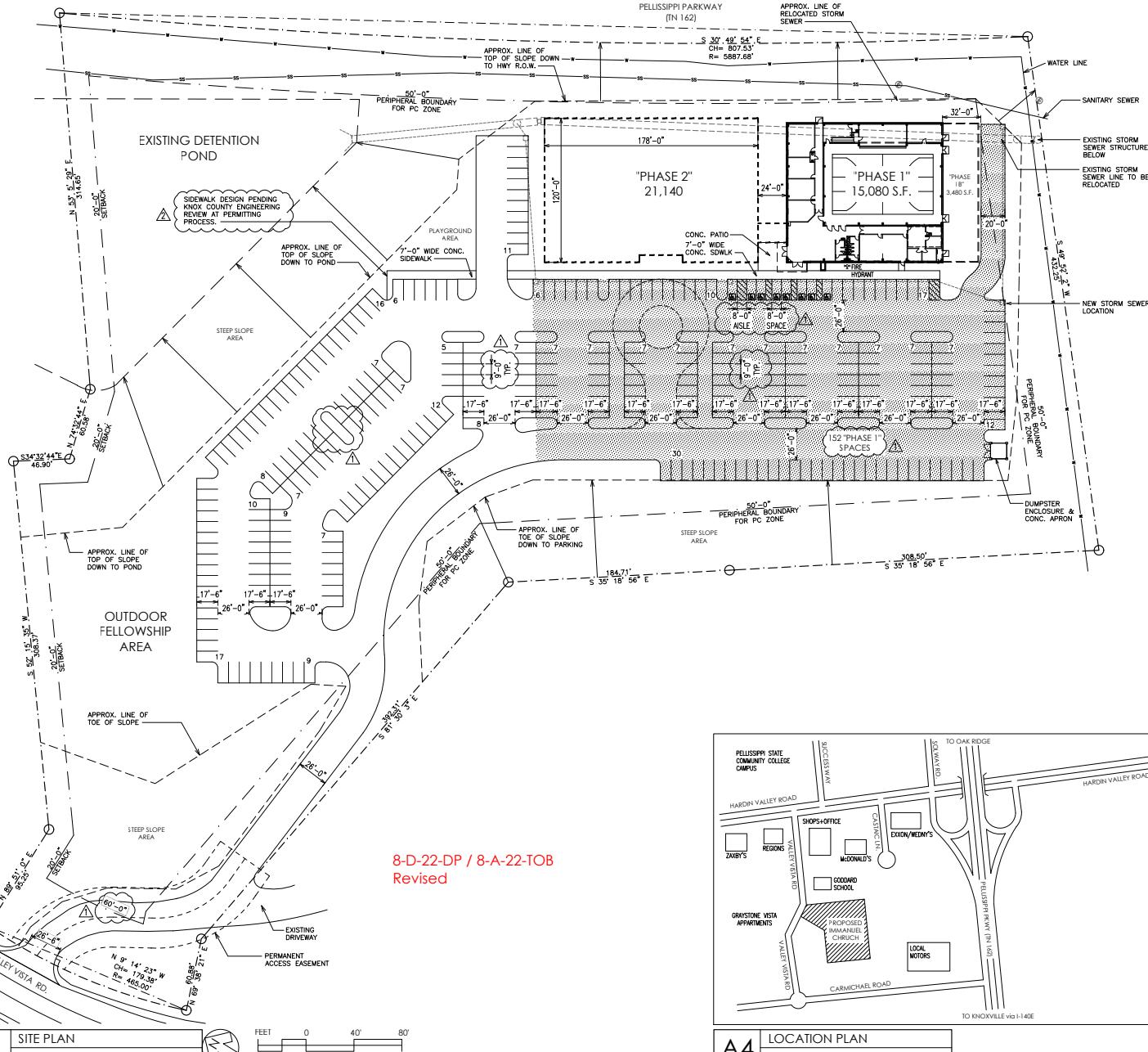
### SITE PLAN OPTION 4

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DRAWN BY: GHF/DRK  
CHECKED BY: DAF  
ISSUED: 06/27/22  
REVISION(S): A07/18/22 A07/22/22

FILE: 2022-049

**C-100**



**A4** LOCATION PLAN  
NO SCALE

1 2 3 4 5 6

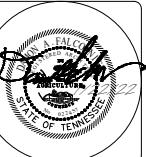
A1 SITE PLAN

1" = 40'-0"

FEET 0 40' 80'



FALCONNIER  
DESIGN COMPANY  
4622 Chambliss Avenue  
Knoxville, TN 37919  
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TTICDA CASE # 8-D-22-TOB  
TENNESSEE TECHNOLOGY  
CORRIDOR DEVELOPMENT  
AUTHORITY &  
VISTA DEL MONTE DESIGN  
DEVELOPMENT GUIDELINES

KNOX PLANNING  
3-E-21-UR\_Immanuel  
Church

MULTI-PURPOSE  
BUILDING

IMMANUEL CHURCH  
VALLEY VISTA ROAD  
KNOXVILLE, TN 37932

EXISTING  
TOPOGRAPHICAL  
PLAN

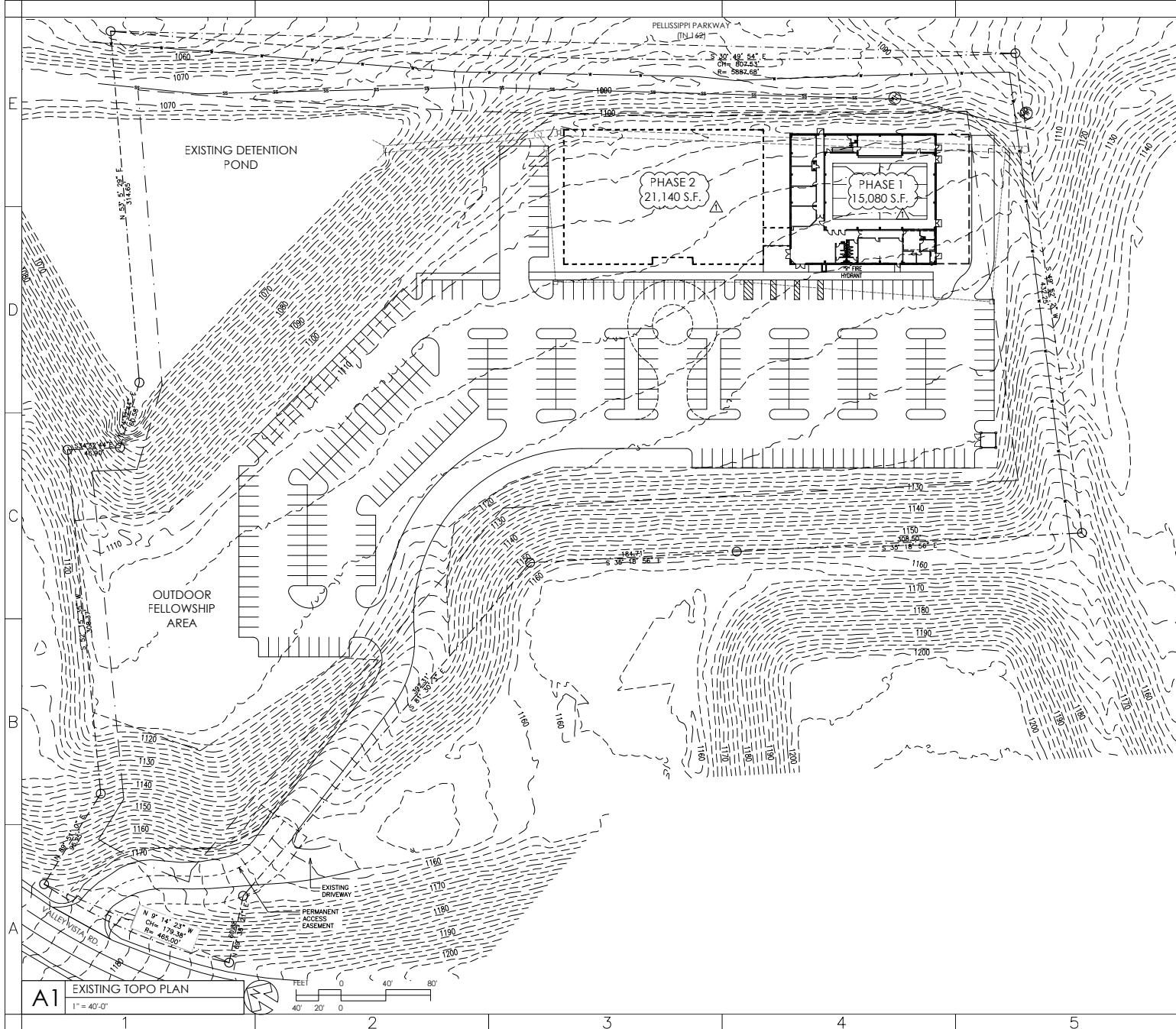
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DRAWN BY: GHF\DRK  
CHECKED BY: DAF  
ISSUED: 06/27/22  
REVISION(S):  
A 07/18/22 A 07/22/22

FILE: 2022-049

TOPOGRAPHY PREPARED BY:  
FULGHUM-McINDOE & ASSOCIATES, INC.  
10330 HARDIN VALLEY ROAD - KNOXVILLE, TN - 37932  
865-671-5419  
AND  
LAND DEVELOPMENT SOLUTIONS  
310 SOUTHERN ROADS - SUITE K  
KNOXVILLE, TN 37922  
865-671-2281

C-105





B65-679-4899

TICDA CASE # 8-D-22-TOB  
TENNESSEE TECHNOLOGY  
CORRIDOR DEVELOPMENT  
AUTHORITY &  
VISTA DEL MONTE DESIGN  
DEVELOPMENT GUIDELINES

KNOX PLANNING  
3-E-21-UR\_Immanuel  
Church

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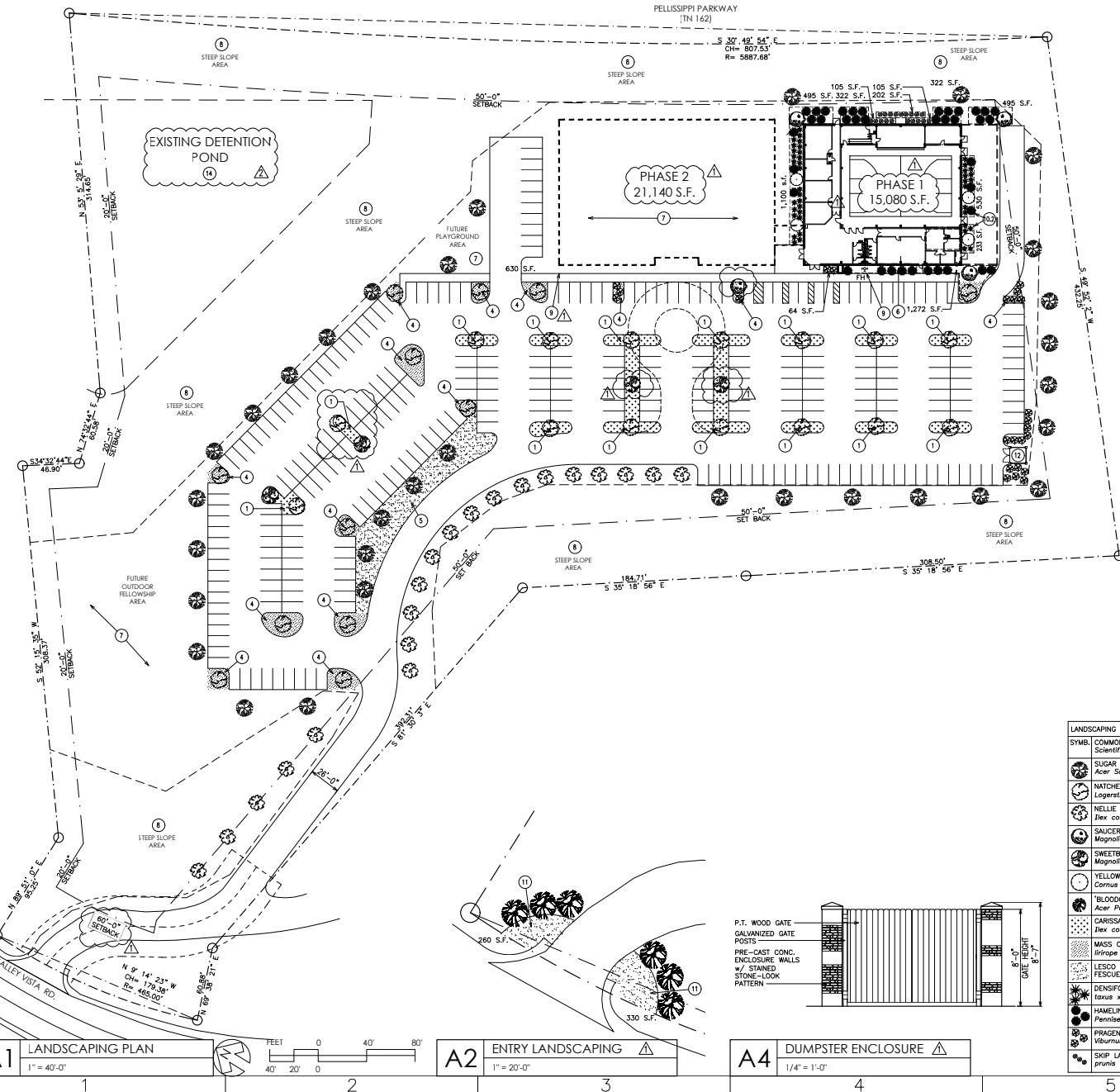
### LANDSCAPING PLAN

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CHECKED BY: JD  
ISSUED: 06/27/22  
REVISION(S): △07/18/22 △07/22/22

FILE: 2022-049

C-110



**LANDSCAPE PLAN NOTES:**

1. TYPICAL ISLAND LANDSCAPING: 11 CARISSA HOLLY, TREES AS INDICATED.
2. PARTIAL ISLANDS.
3. PARTIAL ISLAND, 8 CARISSA HOLLY
4. LANDSCAPED PENINSULAS: LIRIOPE, 4" MATCH DENSITY OF CIRCLE, 6' GRASS AREAS.
5. BEDS AT BUILDING: LIRIOPE, 4", MATCH DENSITY OF CIRCLE, 6' GRASS AREAS.
6. SEED & STRAW "PHASE 2" AREA, "OUTDOOR FELLOWSHIP AREA" AND "FUTURE PLAYGROUND AREA" TO ACHIEVE UNIFORM DENSITY.
7. STEEP SLOPE AREAS ARE EXISTING TO REMAIN, CLEAN OUT ANY UNDESIRABLE WEED PLANTS AND STABILIZE AS REQUIRED.
8. FRONT ELEVATIONS HAVE 2,210 S.F. X 0.5' = 1,105 S.F. OF LANDSCAPING BEDS PROVIDED: FRONT: 1,272 > 1,105
9. SIDE ELEVATIONS HAVE 1,470 S.F. X 0.5' = 1,934(+2=739)
10. N.E. SIDE: 763 > 739
11. ENTRANCE AREAS WITH 4' GATES.
12. ONE-CAR CONCRETE STONE-LOOK DUMPSTER ENCLOSURE w/ WOOD GATE, SEE A4 THIS SHEET.
13. PARKING AREA PLACEMENTS:

  - 13.1. TOTAL SITE AREA: 123,719 S.F.
  - 13.2. 5% OF PARKING AREA: 6,186 S.F.
  - 13.3. TOTAL HOSPITALITY PLAZA BED AREAS:

    - 13.3.1. BUILDING AREA: 1,696 S.F.
    - 13.3.2. ENTRANCE AREAS: 590
    - 13.3.3. PARKING AREAS: 15,602

14. POND MAINTENANCE WILL BE REQUIRED DURING PERMIT REVIEW.

**LANDSCAPING GENERAL NOTES:**

1. PROPERTY LINES ARE BASED ON SURVEY PROVIDED BY OWNER.
2. TOTAL SITE AREA IS 10.55 ACRES.
3. SITE IS GOVERNED BY THREE OVERLAPPING SETS OF ZONING ORDINANCES, EACH OF WHICH SHALL GOVERN:

  - 3.1. COUNTY ZONING ORDINANCE
  - 3.2. TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY
  - 3.3. VISTA DEL MONTE DESIGN DEVELOPMENT GUIDELINES

4. DEVELOPED AREA SHALL HAVE LANDSCAPING TO CONFORM TO ALL APPLICABLE CODES AND STANDARDS.
5. PLANTING SCHEDULES ARE INCLUDED IN THE LANDSCAPING DESIGN.
6. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS WITHIN THE PROPERTY.
7. THERE IS TO BE NO CLEARING WITHIN THE REQUIRED LANDSCAPE BUFFER AREA. EXISTING TREES ARE NUMEROUS AND MUST BE MAINTAINED IN THE LANDSCAPING BUFFER.
8. DETENTION POND MAINTENANCE PLAN:

  - 8.1. AS DIRECTED BY DEVELOPMENT COVENANTS AND RESTRICTIVE AGREEMENTS.
  - 8.1.1. BI-WEEKLY MOWING AND/OR TRIMMING WITH A STRING-LINE TRIMMER.
  - 8.1.2. PRUNE AND TRIM THE TOPS OF DECORATIVE PLANTS ON A MONTHLY BASIS OR AS PER ACCEPTED HORTICULTURAL PRACTICES.
  - 9. WHERE SLOPES ARE STEEPER THAN 2 1/2:1, INCLUDING SEED MIX APPLICATION, GROUND SURFACE PREPARATION AND ANY REPEAT APPLICATIONS (IF NECESSARY) SHALL BE PERFORMED BY A CONTRACTOR FAMILIAR WITH THE PROPER MANNER IN WHICH THIS MUST BE COMPLETED IN ORDER TO PROVIDE THE BEST CHANGE OF SLOPES.
  - 10. FOR SLOPES STEEPER THAN 2 1/2:1 SLOPE STABILIZATION WILL BE REQUIRED TO BE INSTALLED IMMEDIATELY ONCE FINISHED GRADES ARE ESTABLISHED.
  - 11. PROVIDE DARK MULCH AROUND PLANTS AS REQUIRED.

#### LANDSCAPING SCHEDULE & LEGEND

SYMB.	COMMON NAME Scientific Name	QUANTITY (APPROX)	HEIGHT AT Maturity	EVERGREEN/ DECIDUOUS	REMARKS:
●	SUGAR MAPLE <i>Acer Saccharum</i>	32	40"-50" LARGE	DECIDUOUS	
○	NATCHEZ CREPE MYRTLE <i>Lagerstroemia indica 'Natchez'</i>	27	15"-20" MEDIUM	DECIDUOUS	
△	NELLIE R. STEVENS HOLLY <i>Ilex cornuta 'Nellie R Stevens'</i>	20	20"-25" LARGE	EVERGREEN	
○	SAUCER MAGNOLIA <i>Magnolia x soulangiana</i>	3	12"-15" SMALL	DECIDUOUS	
○	SWEETBAY MAGNOLIA <i>Magnolia virginiana</i>	4	12"-15" MEDIUM	DECIDUOUS	
○	YELLOW TWO DOGWOOD <i>Cornus sericea 'Flaviramea'</i>	4	8"-10" SMALL	DECIDUOUS	
●	BLOODGOOD JAPANESE MAPLE <i>Acer Palmatum 'Bloodgood'</i>	6	8"-10" SMALL	DECIDUOUS	
●	CARISSA HOLLY <i>Ilex cornuta 'carissa'</i>	±115	N/A	EVERGREEN	EXACT QUANTITY DETERMINED IN FIELD, SEE LANDSCAPE NOTE 1
○	MASS OF LIRIOPE, 4" <i>Liriope muscari 'Big Blue'</i>	AS REQ'D	N/A	EVERGREEN	EXACT QUANTITY DETERMINED IN FIELD, SEE LANDSCAPE PLAN NOTE 2.
○	LESSO "TRANSITION BEND" TALL FESCUE <i>Festuca rubra undulata</i>	5 lbs./ 1000 S.F.	N/A	N/A	SEE LANDSCAPE NOTE 7.
●	DENSIFORM YEW <i>taxus x media 'Densiformis'</i>	66	N/A	EVERGREEN	
●	HAMELIN DWARF FOUNTAIN GRASS <i>Pennisetum alopecuroides 'Hamelein'</i>	62	N/A	DECIDUOUS	
●	PRAGENCE VIRGINIUM <i>Viburnum x pragense</i>	15	N/A	EVERGREEN	
●	SKIP LAUREL <i>prunus laurocerasus</i>	19	N/A	EVERGREEN	

## CODE DATA

CODE DATA IS FOR "PHASE 1" ONLY.  
MUNICIPAL JURISDICTION: KNOX COUNTY, TN  
CODE ADMINISTRATION: FALCONNIER DESIGN COMPANY

APPLICABLE CODES: 2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL FUEL GAS CODE  
2018 INTERNATIONAL ELECTRICAL CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE  
2018 NFPA 101 NATIONAL FIRE ALARM CODE  
2017 NFPA 70 NATIONAL ELECTRIC CODE

OR LATEST ADOPTED CODE  
2020 LOCAL BUILDING CODES APPLICABILITY  
KNOX COUNTY ZONING ORDINANCE  
TN TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY OCCUPANCY CLASSIFICATION: RELIGIOUS WORSHIP CONSTRUCTION TYPE: III-B, SPRINKLERED

ALLOWABLE AREA: 16'0" X 116'0" S.F. ACTUAL 1st FLOOR PROVISION FOR 3,480 S.F. ADDITION (18,560 S.F. TOTAL FINISHED) (28,500 S.F. ALLOWABLE 2+STORIES)

ALLOWABLE HEIGHT: 1 STORY, 28'-8" ACTUAL (3 STORIES, 45' ALLOWABLE BY TTCA/ZONING) OCCUPANCY CLASSIFICATION: RELIGIOUS WORSHIP

SEATING AREA: 6,812 S.F. + 7 S.F./PERSON = 973 PLATFORM: 696 S.F. + 5 S.F./PERSON = 46 TOTAL SEATING: 973 CHAIRS: 610

DESIGN CAPACITY: 425 TABERNACLE CHAIRS: 6,812 + 15 S.F./PERSON = 454 MEANS OF EGRESS: 5 PROVIDED

FIRE PROTECTION: REQUIRED, WITH SPRINKLER MONITORING

PLUMBING (ASSUMES FINAL CONFIGURATION):

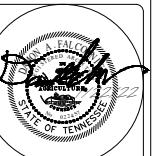
WATER: 1 PER 100 S.F., 22 GPM MAX. WOMEN WC 1 PER 75, 227 > 75 = 3

MEN WC 1 PER 150, 227 > 150 = 2 (UP TO 2/3 OF REQUIRED WC CAN BE URINALS)

ENTRANCE DOORS: DOOR SIZES ARE LISTED IN FEET AND INCHES

"6'070" MEANS 6'-0" (WIDE) X 7'-0" (TALL)

DOORS ARE 3'-0" X 7'-0" UNLESS NOTED OTHERWISE.



TTCA CASE # 8-D-22-TOB  
TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY & VISTA DEL MONTE DESIGN DEVELOPMENT GUIDELINES

KNOX PLANNING  
3-E-21-UR\_Immanuel Church

MULTI-PURPOSE BUILDING

IMMANUEL CHURCH  
VALLEY VISTA ROAD  
KNOXVILLE, TN 37932

"PHASE 1"  
FLOOR PLAN  
OPTION 4

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CHECKED BY: DAF  
ISSUED: 06/27/22  
REVISION(S): □ 07/18/22 □ 07/22/22

FILE: 2022-049

A-100

8-D-22-DP / 8-A-22-TOB  
Revised

PHASE I GROSS AREA: 15,080 s.f.  
PHASE I ADDITION: +3,480 s.f.

A1 FLOOR PLAN



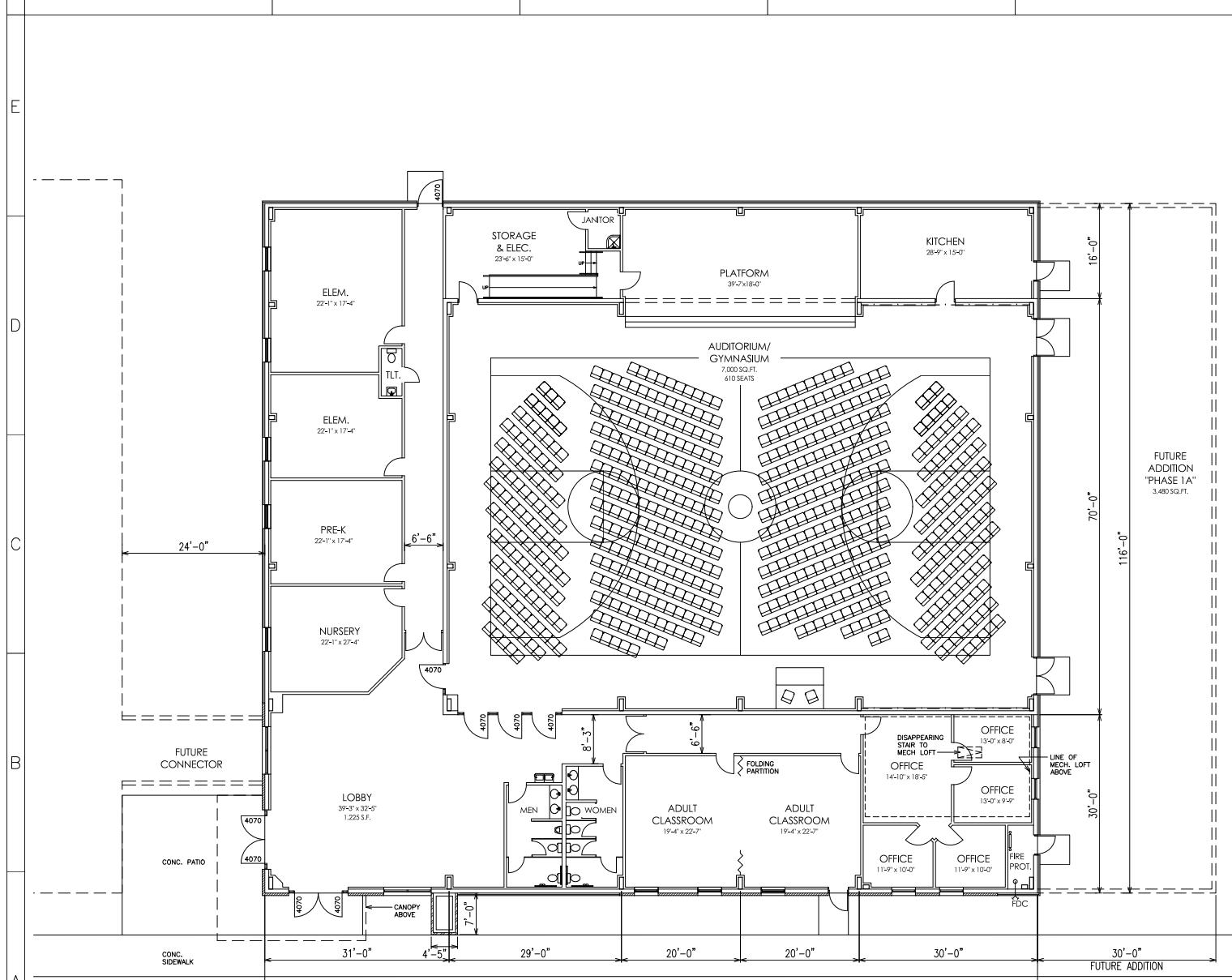
1 2 3 4 5 6

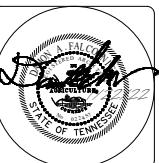
BUILD NORTH

3 4

5

6





TTCDA CASE # 8-D-22-TOB  
TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY & VISTA DEL MONTE DESIGN DEVELOPMENT GUIDELINES

KNOX PLANNING  
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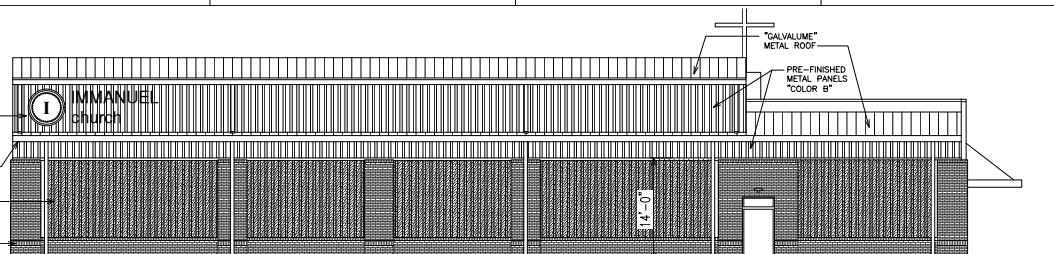
"PHASE 1"  
ELEVATIONS & ROOF PLAN  
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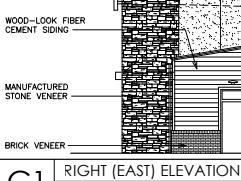
FILE: 2022-049

A-200



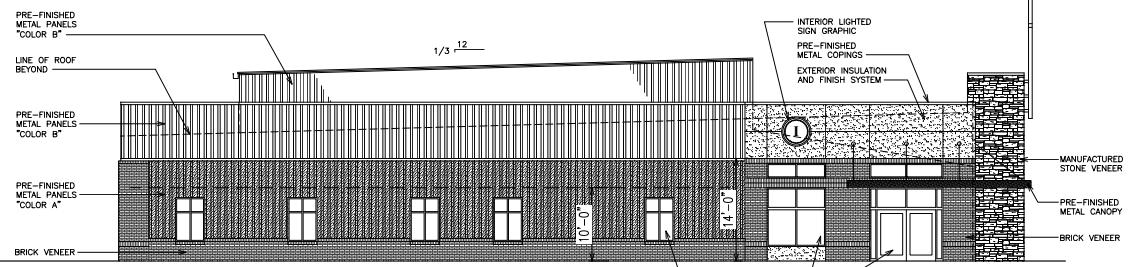
D1 REAR (NORTH)

1/8" = 1'-0"



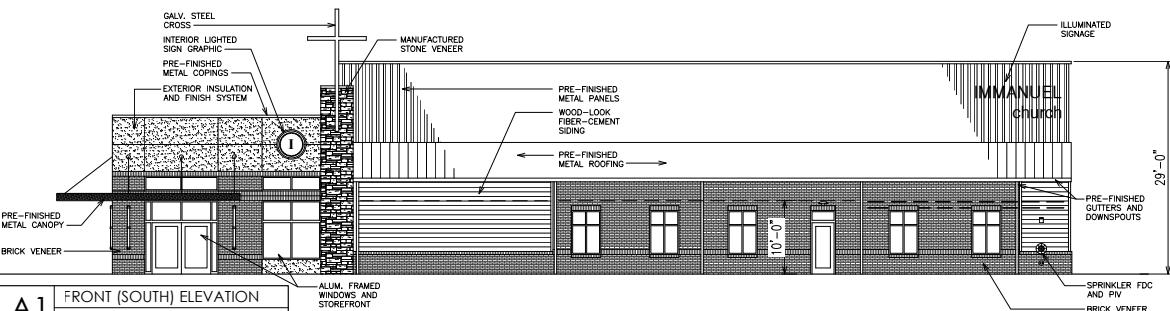
C1 RIGHT (EAST) ELEVATION

1/8" = 1'-0"



B1 LEFT (WEST) ELEVATION

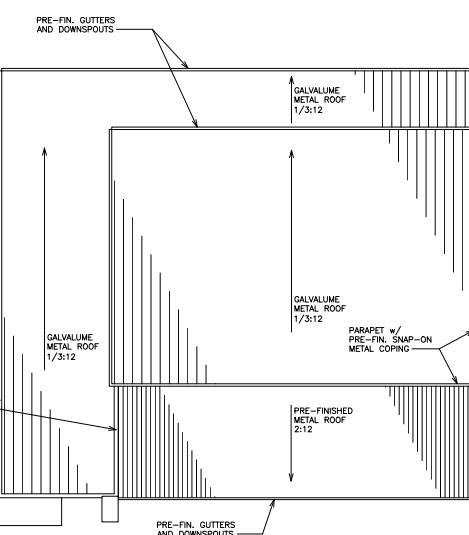
1/8" = 1'-0"



A1 FRONT (SOUTH) ELEVATION

1/8" = 1'-0"

8-D-22-DP / 8-A-22-TOB  
Revised



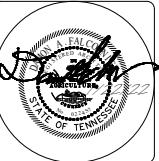
A3 ROOF PLAN

1/16" = 1'-0"

1 2 3 4 5 6

**FALCONNIER**  
DESIGN COMPANY  
4622 Chambliss Avenue  
Knoxville, TN 37919  
Phone 865.584.7869  
Fax 865.584.3139  
faldescos@gmail.com  
© copyright 2022

8-D-22-DP / 8-A-22-TOB  
Revised



TTCD CASE # 8-D-22-TOB  
TENNESSEE TECHNOLOGY  
CORRIDOR DEVELOPMENT  
AUTHORITY &  
VISTA DEL MONTE DESIGN  
DEVELOPMENT GUIDELINES  
A

KNOX PLANNING  
3-E-21-UR\_Immanuel  
Church

MULTI-PURPOSE  
BUILDING

IMMANUEL  
CHURCH  
VALLEY VISTA ROAD  
KNOXVILLE, TN 37932

"PHASE 1"  
COLOR  
ELEVATION  
OPTION 4

AS INSTRUMENTS OF SERVICE, THESE  
DRAWINGS AND THE DESIGN REPRESENTED BY  
THESE DRAWINGS ARE THE PROPERTY OF  
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 FALCONNIER  
AND THE PROJECT OWNER, OR AS OTHERWISE  
USE WILL BE SUBJECT TO LEGAL ACTION.

DRAWN BY: GHF\DRK  
CHECKED BY: DAF  
ISSUED: 06/27/22  
REVISION(S):  
A 07/18/22 A 07/22/22

FILE: 2022-049



A1 FRONT COLOR ELEVATION  
NOT TO SCALE

1 2 3 4 5 6

A-201



TCDA CASE # 8-D-22-TOB  
TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT  
AUTHORITY &  
VISTA DEL MONTE DESIGN  
DESIGN DEVELOPMENT GUIDELINES

KNOX  
PLANNING  
3-E-21-UR, Immanuel  
Church

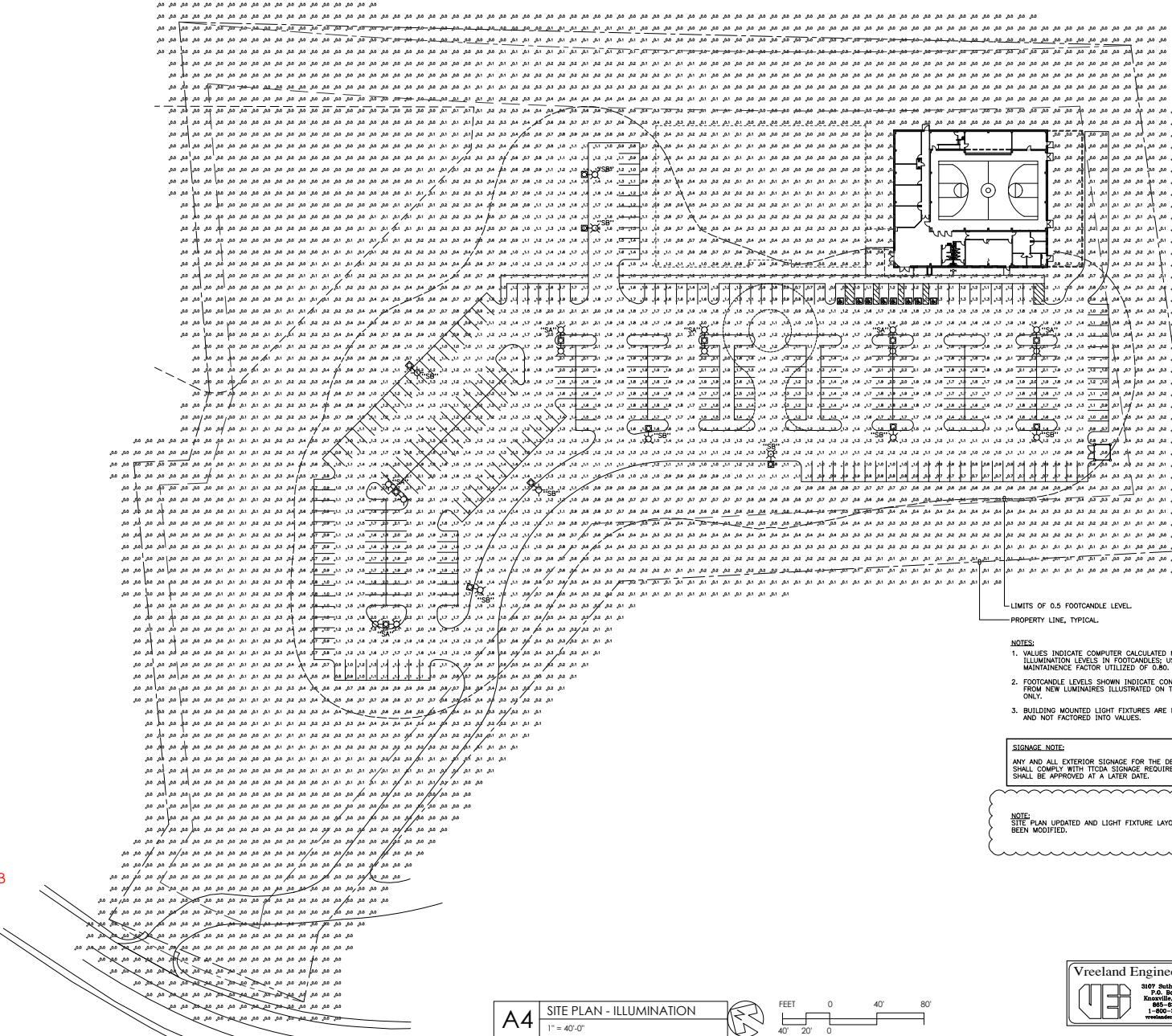
#### MULTI-PURPOSE BUILDING

IMMANUEL CHURCH  
VALLEY VISTA ROAD  
KNOXVILLE, TN 37932

#### SITE PLAN - ILLUMINATION

AS INSTRUMENTS OF SERVICE, THESE  
DRAWINGS AND THE DESIGN REPRESENTED  
HEREIN ARE THE PROPERTY OF FALCONNIER,  
AND AS SUCH ARE PROTECTED  
BY STATE AND FEDERAL COPYRIGHT LAW.  
REPRODUCTION OR USE OF THESE DRAWINGS  
OTHER THAN FOR THE PROJECT INTENDED  
WITHOUT WRITTEN CONSENT FROM FALCONNIER  
OR THE PROJECT OWNER, OR AS OTHERWISE  
PERMITTED BY LAW, IS UNLAWFUL AND  
PUNISHABLE BY LAW.

8-D-22-DP / 8-A-22-TOB  
Revised



A4 SITE PLAN - ILLUMINATION

1" = 40'-0"



FEET  
40' 20' 0' 40' 80'  
4 5 6

Vreeland Engineers Inc.  
3107 Sutherland Ave.  
T.O. Box 10949  
Knoxville, TN 37939  
865.587-4451  
1-800-382-7768  
www.vreelandinc.com

FILE: 2022-049

ES-101



TTCD CASE # 8-D-22-TOB  
TENNESSEE TECHNOLOGY CORRIDOR  
AUTHORITY &  
VISTA DEL MONTE DESIGN  
DEVELOPMENT GUIDELINES

KNOX  
PLANNING  
3-E-21-TOB\_Immanuel  
Church

### MULTI-PURPOSE BUILDING

IMMANUEL CHURCH  
VALLEY VISTA ROAD  
KNOXVILLE, TN 37932

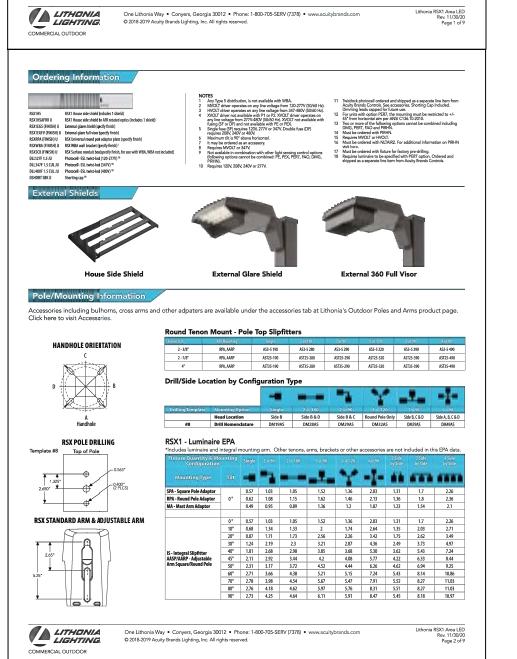
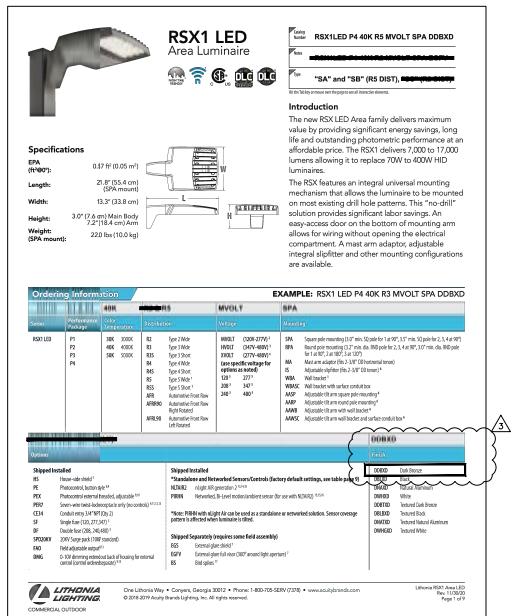
### SCHEDULE, DETAILS

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED THEREIN ARE THE PROPERTY OF A. FALCONNIER AND AS SUCH ARE PROTECTED BY STATE AND FEDERAL COPYRIGHT LAW. REPRODUCTION OR USE OF THE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM DAMON A. FALCONNIER, P.E., OR HIS AUTHORIZED AGENT, USE WILL BE SUBJECT TO LEGAL ACTION.

DRAWN BY: VEI  
CHECKED BY: HD  
ISSUED: 2-1-21  
REVISION(S):  
A 2-22-21 A 6-27-22  
A 07/22/22

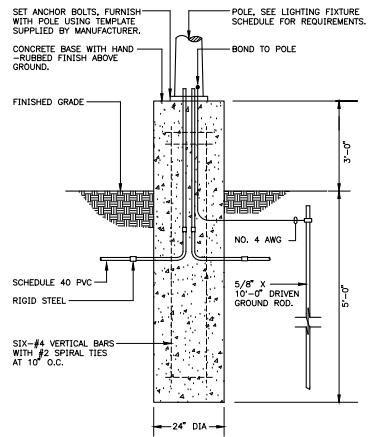
FILE: 2022-049

**ES-102**



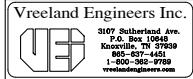
SITE LIGHTING FIXTURE SCHEDULE									
DESIGNATION	ILLUMINATION	POLE DESCRIPTION: MATERIAL, SHAPE,	DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING,	MANUFACTURER'S PRODUCT ITEM			REMARKS		
				COMPANY	POLE CATALOG NO.	LUMINAIRE CATALOG NO.			
S-A	133 EACH	16,798 4000 • •	DIE-CAST ALUMINUM, L.E.D., TYPE V DISTRIBUTION, ARM MOUNTED, 2 @ 150°	LITHONIA	SSA-27-DM28S-DDBXD	RSX1LED-P4-40K-R5-MVOLT-SPA-DDBXD	DARK BRONZE FINISH "DDBXD"		
S-B	133	16,796 4000 • •	DIE-CAST ALUMINUM, L.E.D., TYPE V DISTRIBUTION, ARM MOUNTED	LITHONIA	SSA-27-DM28S-DDBXD	RSX1LED-P4-40K-R5-MVOLT-SPA-DDBXD	DARK BRONZE FINISH "DDBXD"		

D4 SITE LIGHTING FIXTURE SCHEDULE  
NO SCALE



B4 POLE BASE DETAIL  
NO SCALE

NOTE:  
SHEET RE-ISSUED TO COMPLETE SET.



8-D-22-DP / 8-A-22-TOB  
Revised

A2 LIGHTING FIXTURE CUT SHEET  
NO SCALE



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Sector Plan
- One Year Plan
- Rezoning

Damon Falconnier

6/27/2022

Applicant Name

Date Filed

8/11/2022

()

8-D-22-DP

Planning Commission  
Meeting (if applicable)

Legislative Meeting (if applicable)

File Number(s)

## CORRESPONDENCE

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

Damon Falconnier Falconnier Design Co.

Name / Company

4622 Chambliss Ave Knoxville TN 37919

Address

865-584-7868 / faldesco@gmail.com

Phone / Email

## CURRENT PROPERTY INFO

Immanuel Church Knoxville, Inc. Imman 1701 Wayside Rd Knoxville TN 37932

Owner Name (if different)

Owner Address

Owner Phone / Email

0 VALLEY VISTA RD

Property Address

103 120.11

10.68 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

WEST KNOX SEWER

Sewer Provider

WEST KNOX WATER

Water Provider

Septic (Y/N)

## STAFF USE ONLY

East side of Valley Vista Rd, south of Hardin Valley Rd.

General Location

<input type="checkbox"/> City	<input checked="" type="checkbox"/> Commission District 6	PC (Planned Commercial), TO (Technology Overlay)	Agriculture/Forestry/Vacant Land
<input checked="" type="checkbox"/> County	District	Zoning District	Existing Land Use

Northwest County

MU-SD (Mixed Use Special District), HP (Hillside and Ridg

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
Proposed Density (units/acre)	Previous Zoning Requests
<input type="checkbox"/> Plan Amendment Change	Proposed Plan Designation(s)
Additional Information _____	

## STAFF USE ONLY

<b>PLAT TYPE</b>	Fee 1 <b>\$1,500.00</b>	Total
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Planning Commission	
<b>ATTACHMENTS</b>	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders	<input type="checkbox"/> Variance Request	
<b>ADDITIONAL REQUIREMENTS</b>	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

## AUTHORIZATION

*By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.*

**Immanuel Church Knoxville, Inc. Immanuel Church Knoxville, Inc., 1701**

**6/27/2022**

Application Authorized By

Affiliation

Date

Phone / Email

**Michelle Portier**

Staff Signature

Please Print

Date Paid

(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

[Reset Form](#)



# 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

Architect

Applicant Name

Affiliation

June 27, 2022

8/11/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

8-D-22-DP

## CORRESPONDENCE

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

- Applicant  Property 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

Immanuel Church

1701 Wayside Road Knoxville, TN 3793

+

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Valley Vista Road

103 12011

Property Address

Parcel ID

West Knox Utilities

West Knox Utilities

No

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

See digital app for information in this section

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

## 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

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 401   \$1,500.00	Total \$1,500.00
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2 	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification ( <i>Final Plat</i> ) <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan</i> ) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist ( <i>Hillside Protection</i> )	Fee 3 	

## AUTHORIZATION

 Applicant Signature	Damon A. Falconnier	06/27/22
865-584-7868	faldesco@gmail.com	Date
Phone Number  Property Owner Signature	Email Derek Griz	6/27/22
	Please Print	Date pd. 6/28/2022 - MMP