

# SPECIAL USE REPORT

► **FILE #:** 10-B-22-SU

**AGENDA ITEM #:** 19

**AGENDA DATE:** 10/6/2022

► **APPLICANT:** SHORELINE CHURCH / COREY MAYFIELD

OWNER(S): Corey Mayfield Shoreline Church

TAX ID NUMBER: 144 030.14

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 9635 WESTLAND DR

► **LOCATION:** North side of Westland Dr, west of Emory Church Rd

► **APPX. SIZE OF TRACT:** 8.82 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Westland Drive, a two-lane minor arterial with a turn lane within a right-of-way of 88-ft. Access is also via Emory Church Road, a two-lane minor collector with a pavement width of 27-ft within a right-of-way of 60-ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

► **ZONING:** RN-1(c)(Single-Family Residential Neighborhood),

► **EXISTING LAND USE:** Public/Quasi Public Land

► **PROPOSED USE:** Expansion of existing church

HISTORY OF ZONING: 3-E-94-RZ: A to PC and PR up to 5 du/ac, 7-G-15-RZ: RP-1 to SC-1 (Withdrawn)

SURROUNDING LAND USE AND ZONING: North: Assisted living - RN-6 (Multi-family Residential Neighborhood)  
South: Self storage facility - OA (Office Park), OB (Office, Medical, and Related Services), CA (General Business), C-H (Highway Commercial)

East: Cemetery and church - A (Agricultural)

West: Pellissippi Parkway right-of-way - ROW (Right-of-Way)

NEIGHBORHOOD CONTEXT: This area is primarily a mix of institutional uses, including two churches and an assisted living facility. A self-storage facility and multifamily residential are also nearby.

## STAFF RECOMMENDATION:

► **Approve the development plan for an expansion of an existing church, subject to 7 conditions.**

1. Implementation of the recommendations for the intersections studied in the Transportation Impact Analysis prepared by Fulghum MacIndoe & Associates, Inc., as last revised on September 23, 2022 and in coordination

with the City of Knoxville Engineering Department and the Knox County Engineering and Public Works departments.

2. Meeting the requirements of Article 13 (Signs) of the City of Knoxville Zoning Ordinance..
3. Installation of landscaping per the requirements of Article 12 (Landscaping) of the City of Knoxville Zoning Ordinance.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.
7. Meeting all the application requirements of the City of Knoxville Plans Review and Inspections Department.

With the conditions noted above, this request meets the requirements of the previously approved planned district for the former RP-1 zoning, as per section 1.4.G and the standards for evaluating a special use as per article 16.2.F.2 of the Knoxville Zoning Ordinance.

#### **COMMENTS:**

This property is zoned RN-1, however, it is also shown as a previously approved planned district under RP-1 (Planned Residential) zoning and section 1.4.G of the Knoxville Zoning Ordinance notes that this area is subject to all plans, regulations and/or conditions of the approval under the form RP-1 zoning. This site was part of a larger RP-1 approved district that included the adjacent parcel that is now part of the assisted living facility property. The peripheral boundary of the district for the former RP-1 zoning extended to the westernmost property line abutting the I-140 (Pellissippi Parkway) right-of-way.

The existing church is a 15,100-sqft building with a worship center of 450 seats and was approved as part of a use-on-review in 1999. The building expansion being proposed as part of this special use consists of a new worship center with meeting and office space and modification of the existing building to a smaller worship center with meeting rooms. The proposed building will be 47,040-sqft with 1,243 seats in the new worship center.

The adjacent assisted living facility shares the Westland Drive and Emory Church Road access connections. It was approved as part of a use on review in 2017 and was not noted as having a significant traffic impact at the time. A Transportation Impact Analysis (TIA) conducted assessed the potential impact of the proposed church expansion and included the estimated trip generation of the existing assisted living facility. The TIA provides recommendations to mitigate safety concerns related to proposed church expansion.

#### **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 proposed expansion is consistent with the CI (Civic Institutional) land use classification for this area that is explicitly for land over 2 acres in size that is to be used for public and quasi-public institutions, of which the churches, and assisted living are all appropriate for the sector plan and one year plan designations.

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

- A. The subject property is also shown as a previously approved planned district for the former RP-1 zoning on the site. This Special Use review follows the considerations of transition rules for the City of Knoxville Zoning Ordinance, section 1.4.G., which notes that the RP-1 standards approved as part of the district remain in effect.
- B. The subject property is also zoned RN-1 (Single-Family Residential Neighborhood), which is intended for low density residential development on relatively large lots with generous setbacks. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

##### **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 church expansion is adjacent to assisted living, a self-storage facility, a cemetery and another church, as well as the right-of-way of Pellissippi Parkway. This mix of quasi-public, institutional and commercial uses is compatible with the proposed church expansion.

##### **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 church expansion is anticipated to increase traffic in this area during the Sunday peak hour. A revised transportation impact analysis (TIA) was submitted on September 23, 2022 on behalf of Fulghum MacIndoe &

Associates, Inc. and presented recommendations to address the impact of traffic related to the poposed church expansion.

B. The existing vehicle storage capacity at the intersection with Westland Drive and the Shoreline Church driveway connection is inadequate, according to the revised TIA, specifically at the eastbound left turn lane. The analysis recommends "a police officer be placed at the intersection of Westland Drive at the Shoreline Church Driveway during both the entering and existing peak periods in order to mitigate the expected queues..."

C. The TIA also recommends trimming existing vegetation within the right-of-way to the east from the Shoreline Church driveway to improve sight distance and any necessary landscaping to comply with Knox County Engineering and Public Works requirements.

D. The TIA also recommends that any improvements to the intersection (including, but not limited to changes to the stop bar location) of Westland Church Drive and the Shoreline Church Driveway should be coordinated with Knox County Engineering and Public Works.

E. The TIA also recommends that signs and pavement marking be installed in accordance with the standards provided in the Manual on Uniform Traffic Control Devices.

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

A. The subject property has access on a minor arterial and a minor collector, and is adjacent to the I-140 interchange with Westland Drive.

B. Substantial additional traffic through local streets was not noted as being of concern in the TIA.

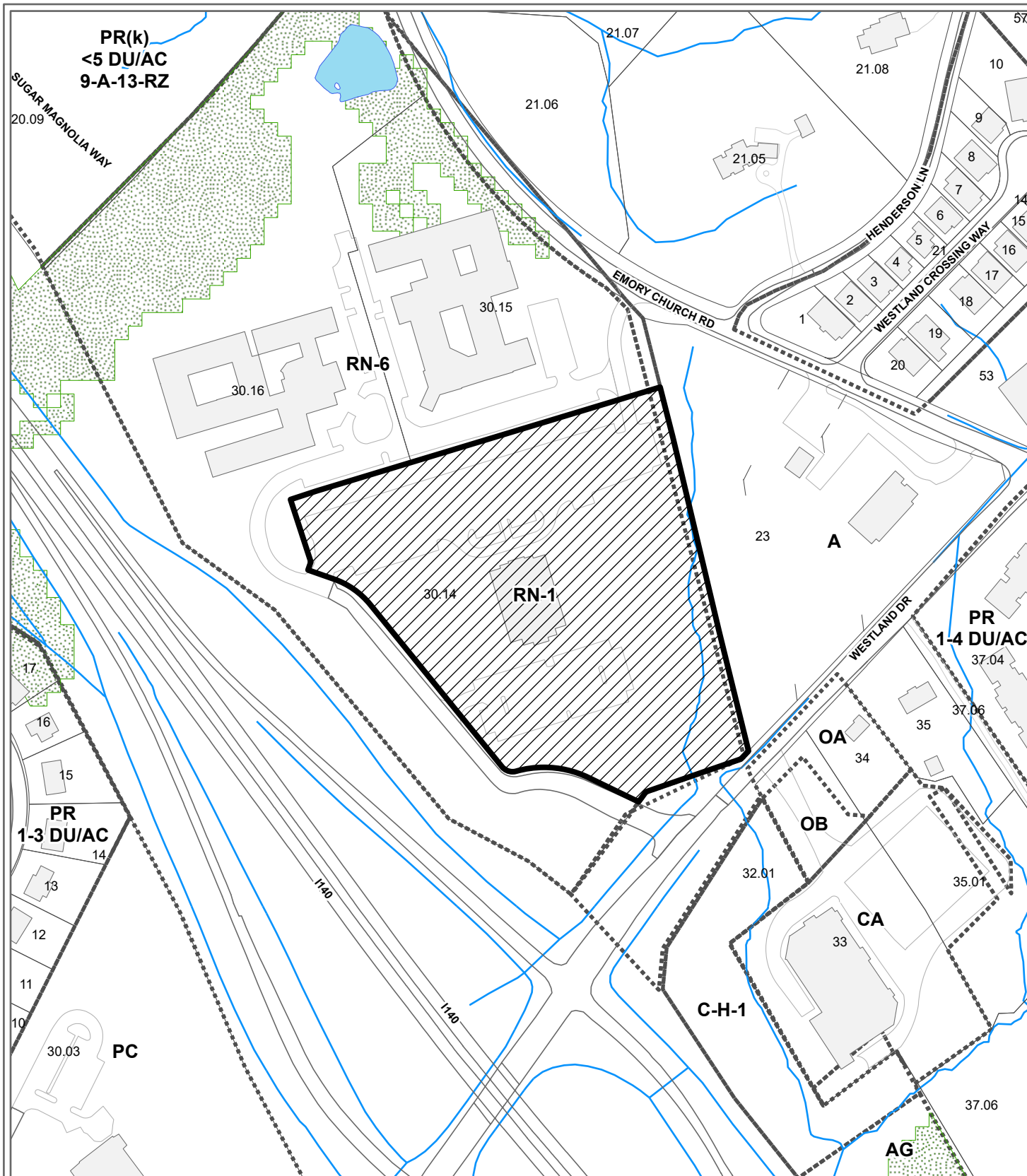
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no nearby developments that would jeopardize the proposed use on the subject property.

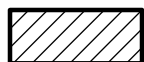
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.



**10-B-22-SU  
SPECIAL USE**



Expansion of existing church in RN-1(c)(Single-Family Residential Neighborhood),

Original Print Date: 9/7/2022  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Shoreline Church / Corey Mayfield

Map No: 144

Jurisdiction: City

0 250  
Feet







PRICING SET 01 FOR

## PHASE 1: WORSHIP CENTER ADDITION

SHORELINE CHURCH

9635 WESTLAND DRIVE, KNOXVILLE, TENNESSEE 37922

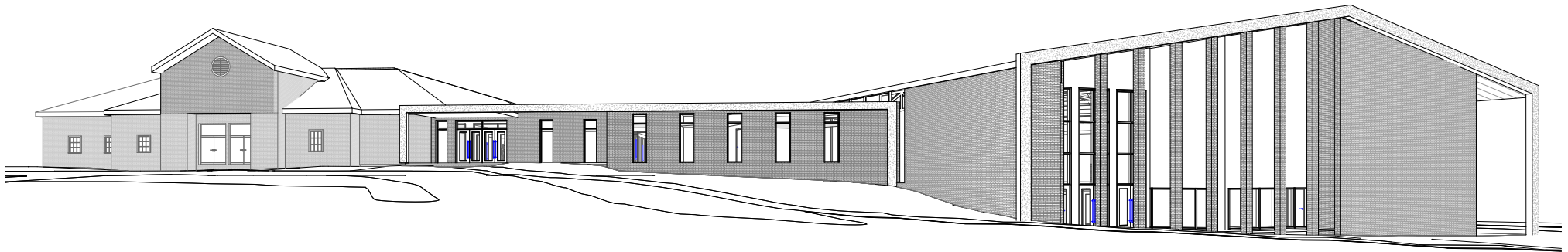
PROJECT NO.: **22024**

A small icon consisting of a triangle with the letter 'A' inside, followed by a dashed line and the letter 'B'.

PLANNING CASE FILE NUMBER: 10-B-22-SU

VOLUME: 1 OF 1

ISSUED: XXXXX XX, 202X







Project Information:  
**22024**  
**PHASE 1:**  
**WORSHIP CENTER**  
**ADDITION**  
9635 WESTLAND DRIVE,  
KNOXVILLE, TENNESSEE 37922

**SHORELINE CHURCH**  
Address2  
City, State Zip  
website

PRICING SET OF  
PRELIMINARY PACKAGE:  
**NOT FOR CONSTRUCTION**

Consultant:

# ISSUED BY: DATE  
B Planning Comments 9/19/2022

Issue Date: 9/19/2022  
PC: PC NAME  
PM: PM NAME  
PA: PA NAME  
Drawn By: Author  
Checked By: Project Checked By

Sheet Information:

**A-100**

FLOOR PLAN -  
COMPOSITE LEVEL 01

Copyright © 2022 McCarthy Holmquist McCarthy

## FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A-01 FOR ADDITIONAL GENERAL NOTES.
2. ALL NEW PARTITIONS SHALL BE TYPE **M6** UNLESS NOTED OTHERWISE.
3. REFER TO PARTITION TYPE FOR LOCATION OF SOUND ATTENUATION BARRIERS.
4. PARTITION TYPES ARE SCHEDULED IN THE A-00 SERIES, REC-G-100 SERIES "CODE COMPLIANCE PLANS/LIFE PLANS" FOR GRAPHIC EXTENT OF FIRE-RATED PARTITIONS.
5. TYPICAL DIMENSIONS SHOWN ON THE FLOOR PLAN FOR **NEW CONSTRUCTION** ARE TO THE FACE OF STUD TO CENTER LINE OF COLUMNS AND TO FACE OF CONCRETE OR MASONRY WALLS. UNLESS OTHERWISE NOTED, DIMENSIONS IN REDUCED SCALE ARE FROM FLOOR TO FACE OF EXISTING WALLS TO FLOOR FACE OF NEW WALLS. UNLESS OTHERWISE INDICATED, DIMENSIONS NOTED AS **EXISTING** OR **AS-BUILT** ARE TO FACE OF PARTITION FROM MANUFACTURER'S DIMENSIONS.
6. PARTITIONS NOT DIMENSIONED ARE GENERALLY LOCATED BY ONE OF THE FOLLOWING METHODS:  
A. **OBJECT CENTER**: CENTER OF PARTITION ALIGNED WITH THE CENTER OF THE OBJECT CENTERING (E.G. AS A COLUMN OR MULLION). CENTER THE OVERALL PARTITION WIDTH RATHER THAN 1/2 THE WIDTH OF THE LINE.  
B. **FACE TO FACE**: PARTITION FLOOR WITH FACE OF UPPER BOARD. (OTHER SURFACES INDICATED).
7. WHERE EXISTING WALL BASE OR WALL FOOTING HAS BEEN REMOVED, DEMOLITION SHALL BE TO THE EXISTING WALL TO CENTER OF THE WALL. CONSTRUCTION SHALL BE TO THE FACE OF THE NEW WALL.
8. WHERE PARTITION IS TO ALIGN WITH THE FACE OF AN EXISTING DRYPALL CORNER OR EDGE, REMOVE THE EXISTING CORNER BEAD, TAPE, SPACKLE AND PAINT. NEW AND EXISTING DRYWALL TO BE IN THE SAME PLANE WITH NO JOINTS.
9. WHERE NEW DRYWALL PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN EXCAVATION, THE FACE OF THE NEW DRYWALL SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. IF THIS STING IS NOTED AND LOCATION OF THE EXISTING BOARD SHALL BE PROVIDED AS REQUIRED TO PROVIDE FACE ALIGNMENT OF CORNER BOARDS.
10. SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF VERTICAL EXPANSION JOINTS IN MASONRY.
11. SEE EQUIPMENT DRAWINGS (A-000) FOR LOCATION OF FOOD SERVICE EQUIPMENT NOT SHOWN. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL.
12. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE FLOOR SIDE OF EVERY DOOR WITH A GLASS. PROVIDE MINIMUM 1'-0" CLEAR AT THE WALL SIDE OF EVERY DOOR. UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
13. LOCATE DOORS 1'-4" FROM FACE OF INTERSECTING **NEW** PARTITION TO INSIDE EDGE OF DOOR FRAME AND LOCATE DOORS IN MASONRY 1'-0" FROM FACE OF INTERSECTING MASONRY PARTITION TO INSIDE EDGE OF DOOR FRAME, UNLESS OTHERWISE NOTED.
14. THE ROUGH OPENING OF A NEW DOOR GRAPHICALLY SHOWN IN THE CENTER OF WALL FRAME DIMENSIONS SHOULD BE CENTERED ON THAT ROOMSPACE.
15. ALL EXTERIOR CORNERS, VERTICAL AND HORIZONTAL, SHALL BE BELL ROUNDED.
16. SEE G-003 FOR TYPICAL MOUNTING HEIGHTS.
17. VERIFY LOCATION OF HANGERS/BRACKETS, TACKS/CARDS, AND MONITORS PRIOR TO INSTALLATION.
18. FIELD MEASURE AND CONFIRM DIMENSIONS FOR EQUIPMENT, FURNISHINGS AND ARCHITECTURAL, INCLUDING CEILING/CEILING.
19. LAUNDRY AND BATHS SHALL BE ACCOMPANIED BY A PAPER TOWEL DISPENSER, AND SOAP DISPENSER UNLESS OTHERWISE NOTED ON THE FLOOR PLAN.
20. SEE DOOR SCHEDULE FOR DOOR FRAME MATERIAL, FINISHES AND WALL FINISHES. REFER TO PROJECT MANUAL.
21. REFER TO MOUNTING DIAGRAMS AND ELEVATIONS FOR LOCATION OF SWITCHES, DIMMERS, THERMOSTATS AND OUTLETS.

## FLOOR PLAN KEYED NOTES

**10-B-22-SU**  
Revised: 9/19/2022

## FLOOR PLAN LEGEND

NEW	EXISTING
NON RATED - PARTITION	NON RATED - PARTITION
1/2" RATED - PARTITION	1/2" RATED - PARTITION
DOOR OPENING AND REFERENCE TAG BY TYP. CLEARANCE DIMS (E.G. 4'-0" X 2'-0" DOOR SCHEDULE) (E.G. "DENOTES EXISTING DOOR)	
ITEMS TO BE BUILT IN MULLION, REF. EXTERIOR ELEVATIONS	
AREA OUT OF ARCHITECTURAL SCOPE. REFER TO MEP AND STRUCTURAL FOR ADDITIONAL WORK IF REQ'D.	
PARTITION TYPE MARK	
FLOOR PLAN KEYED NOTE MARK	
OPENING TYPE MARK	
CONSTRUCTION JOINT CJ - CONTROL JOINT CJ - EXPANSION JOINT OBJECTS OVERHEAD CENTERLINE OF OBJECT	
OWNER FURNISHED ITEM	
FLOOR RECEIPTABLE	

**A21** COMPOSITE FLOOR PLAN - LEVEL 01  
1/16" = 1'-0" | A-100

9/19/2022 2:30:09 PM



Project Information:

22024

**PHASE 1:  
WORSHIP CENTER  
ADDITION**

9635 WESTLAND DRIVE,  
KNOXVILLE, TENNESSEE 37922

**SHORELINE CHURCH**

Address:  
City, State Zip  
website

Best

PRICING SET OF  
PRELIMINARY PACKAGE:  
**NOT FOR  
CONSTRUCTION**

Consultant:

# ISSUED BY: DATE  
B Planning Comments 9/19/2022

Issue Date: 9/19/2022  
PC: PC NAME  
PM: PM NAME  
PA: PA NAME  
Drawn By: Author  
Checked By: Project Checked By

Sheet Information:

**A-101**

FLOORPLAN -  
COMPOSITE LEVEL 02

Copyright © 2022 McCarly Holmquist McCarly

## FLOOR PLAN GENERAL NOTES

- REFER TO SHEET A-01 FOR ADDITIONAL GENERAL NOTES.
- ALL NEW PARTITIONS SHALL BE TYPE **M&L** UNLESS NOTED OTHERWISE TO PARTITION SCHEDULE FOR MORE INFORMATION.
- REFER TO PARTITION TYPE FOR LOCATION OF SOUND ATTENUATION BARRIERS.
- PARTITION TYPES ARE SCHEDULED IN THE A-00 SERIES, REC-G-100 SERIES "CODE COMPLIANCE PLANS/SAFETY PLANS" FOR GRAPHIC EXTENT OF FIRE-RATED PARTITIONS.
- TYPICAL DIMENSIONS SHOWN ON THE FLOOR PLAN FOR **WALLS** CONSIDERED ARE TO THE FACE OF STUD TO CENTER LINE OF COLUMNS AND TO FACE OF CONCRETE OR MASONRY WALLS, UNLESS OTHERWISE NOTED. DIMENSIONS IN RED INDICATE BASES AND FROM FLOOR FACE OF EXISTING WALLS TO TOP FACE OF NEW STUD WALLS. UNLESS OTHERWISE INDICATED DIMENSIONS NOTED AS **MINIMUM CLEARANCE** OR **BASE** ARE TO FACE OF PARTITION FROM MASONRY OR CONCRETE.
- PARTITIONS NOT DIMENSIONED ARE GENERALLY LOCATED BY ONE OF THE FOLLOWING METHODS:  
A. **CHANGELINE**: CENTER OF PARTITION ALONG WITH THE CENTER OF COLUMN OR COLUMN CENTERLINE IN EACH AS A COLUMN OR MULLION. CENTER THE OVERALL PARTITION WIDTH RATHER THAN 1/4" FROM CENTERLINE.  
B. **BASELINE**: PARTITION FLOOR WITH FACE OF UPPER BOARD. (OTHER SURFACE INDICATED).
- WHERE EXISTING WALL BASE OR WALL COVERING HAS BEEN REMOVED, SHOWN ON WALL SURFACE TO BE REMOVED TO MATCH ADJACENT CONSTRUCTION TO AS TO ITS BELONGING THROUGH THE PARTITION.
- WHERE PARTITION IS TO ALIGN WITH THE FACE OF AN EXISTING DRYWALL CORNER OR EDGE, REMOVE THE EXISTING CORNER BEAD, TAPE, SPACKLE AND PAINT. NEW AND EXISTING DRYWALL TO BE IN THE SAME PLANE WITH NO JOINTS.
- WHERE NEW DRYWALL PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASEMENT, THE FACE OF THE NEW DRYWALL SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. (THIS SHALL BE NOTED AND INDICATED ON THE EXISTING BOARD SHALL BE PROVIDED AS REQUIRED TO PROVIDE FACE ALIGNMENT OF CORNER BOARDS).
- SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF VERTICAL EXPANSION JOINTS IN MASONRY.
- SEE EQUIPMENT DRAWINGS (E-000) FOR LOCATION OF FOOD SERVICE EQUIPMENT NOT SHOWN. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL.
- PROVIDE MINIMUM 1" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A GLASS. PROVIDE MINIMUM 1" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED. NOTED OR SHOWN OTHERWISE.
- LOCATE DOORS 1/4" FROM FACE OF INTERSECTING **WALL** PARTITION TO INSIDE EDGE OF DOOR FRAME, AND LOCATE DOORS IN MASONRY 1/4" FROM FACE OF AN INTERSECTING MASONRY PARTITION TO INSIDE EDGE OF DOOR FRAME, UNLESS SPECIFICALLY DIMENSIONED.
- THE ROUGH OPENING OF A NEW DOOR GRAPHICALLY SHOWN IN THE CENTER OF WALL DIMENSIONS SHOULD BE CENTERED ON THAT ROOMSPACE.
- ALL EXPOSED CORNERS, VERTICAL AND HORIZONTAL, SHALL BE BELL ROUNDED.
- SEE G-003 FOR TYPICAL MOUNTING HEIGHTS.
- VERIFY LOCATION OF HANDBARS/GRABBERS, TACKS/CARDS, AND MONITORS PRIOR TO INSTALLATION.
- FIELD MEASURE AND CONFIRM DIMENSIONS FOR EQUIPMENT, FURNISHINGS AND ARCHITECTURAL, ROOMWORK (BUILDING).
- LAUNDRY AND SINKS SHALL BE ACCOMPANIED BY A PAPER TOWEL DISPENSER, AND SOAP DISPENSER UNLESS OTHERWISE NOTED ON THE FLOOR PLAN.
- SEE DOOR SCHEDULE FOR DOOR FRAME MATERIALS, FINISHES AND ALL HARDWARE COMBINATIONS. REFER TO PROJECT MANUAL.
- REFER TO MOUNTING DIAGRAMS AND ELEVATIONS FOR LOCATION OF SWITCHES, DIMMERS, THERMOSTATS AND OUTLETS.

## FLOOR PLAN KEYED NOTES

10-B-22-SU  
Revised: 9/19/2022

## FLOOR PLAN LEGEND

NEW	EXISTING
NON RATED - PARTITION	NON RATED - PARTITION
1/2" RATED - PARTITION	1/2" RATED - PARTITION
DOOR OPENING AND REFERENCE TAG IN TYP. CLEARANCE DIMS. (RE: AREA FOR DOOR SCHEDULE) (F... DENOTES EXISTING DOOR)	
ITEMS TO BE BUILT IN MULLION, REF. INTERIOR ELEVATIONS	
AREA OUT OF ARCHITECTURAL SCOPE. REFER TO MEP AND STRUCTURAL FOR ADDITIONAL WORK IF REQ'D.	
PARTITION TYPE MARK	
FLOOR PLAN KEYED NOTE MARK	
OPENING TYPE MARK	
CONSTRUCTION JOINT CJ - CONTROL JOINT CJ - EXPANSION JOINT OBJECTS OVERHEAD CENTERLINE OF OBJECT	
OWNER FURNISHED ITEM	
FLOOR RECEIPTABLE	

**A21** COMPOSITE FLOOR PLAN - LEVEL 02  
1/8" = 1'-0" | A-101





Project Information:  
22024

## PHASE 1: WORSHIP CENTER ADDITION

8635 WESTLAND DRIVE,  
KNOXVILLE, TENNESSEE 37922  
PLANNING CASE FILE NUMBER: 10-B-22-SU

### SHORELINE CHURCH

Address:  
City, State Zip  
website

East



Consultant:

### ROOF PLAN GENERAL NOTES

1. ALL ROOF MEMBRANE AREAS SHALL BE SLOPED A MINIMUM 1/4" SLOPE PER FOOT UNLESS NOTED OTHERWISE. REFER TO BUILDING SECTIONS AND STRUCTURAL DINGS FOR SLOPING STRUCTURE.
2. ALL CRACKS SHALL HAVE A MINIMUM 1/4" NET SLOPE PER FOOT. UNLESS NOTED OTHERWISE, USE 3/4" MAXIMUM SLOPE PER FOOT. PARTIAL ROOFS FOR BE STRUCTURE SLOPED ROOFS TO ACHIEVE A MINIMUM 1/4" NET SLOPE PER FOOT.
3. ARROWS INDICATE DIRECTION OF DOWNWARD ROOF SLOPE.
4. ALL SHARP HOOKING CORNER ROOF DRAIN. CURB/LOW DRAIN SHALL BE 4'-0" BY 6'-0" WITH A 1/2" SLOPE PER FOOT.
5. MINIMUM INSULATION THICKNESS SHALL BE 4" UNLESS NOTED OTHERWISE.
6. MINIMUM INSULATION THICKNESS IN TAPERED AREAS AT DRAINS SHALL BE 7" UNLESS NOTED OTHERWISE.
7. MINIMUM INSULATION THICKNESS IN TAPERED AREAS AT DRAINS SHALL BE 7" UNLESS NOTED OTHERWISE.
8. REFER TO SHEET 11 FOR ROOF DETAILS.
9. PROVIDE COUNTER AT ALL ROOF TOP EQUIPMENT PROTRUSIONS (ETC.) TO ENSURE POSITIVE DRAINAGE.
10. PROVIDE WALK PADS AROUND ALL MECHANICAL UNITS, LADDERS, WATCHSTATIONS, & WHERE OTHERWISE INDICATED ON ROOF PLAN.
11. REFER TO CIVIL DRAWINGS FOR CONTINUATION OF DOWNPOINETS.
12. COORDINATE ALL PENETRATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS.

### ROOF PLAN KEYED NOTES

10-B-22-SU  
Revised: 9/19/2022

### ROOF PLAN LEGEND

#	ISSUED BY:	DATE
1	B. Planning Comments	9/19/2022
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		

**A-104**

ROOF PLAN

Copyright © 2022 McCarthy Holdings McCarthy



Project Information:  
20204

## PHASE 1: WORSHIP CENTER ADDITION

9635 WESTLAND DRIVE,  
KNOXVILLE, TENNESSEE 37922

### SHORELINE CHURCH

Address:  
City, State Zip  
website

Sheet

PRELIMINARY PACKAGE:  
**NOT FOR  
CONSTRUCTION**

Consultant:

# ISSUED BY: DATE  
B Planning Comments 9/19/2022

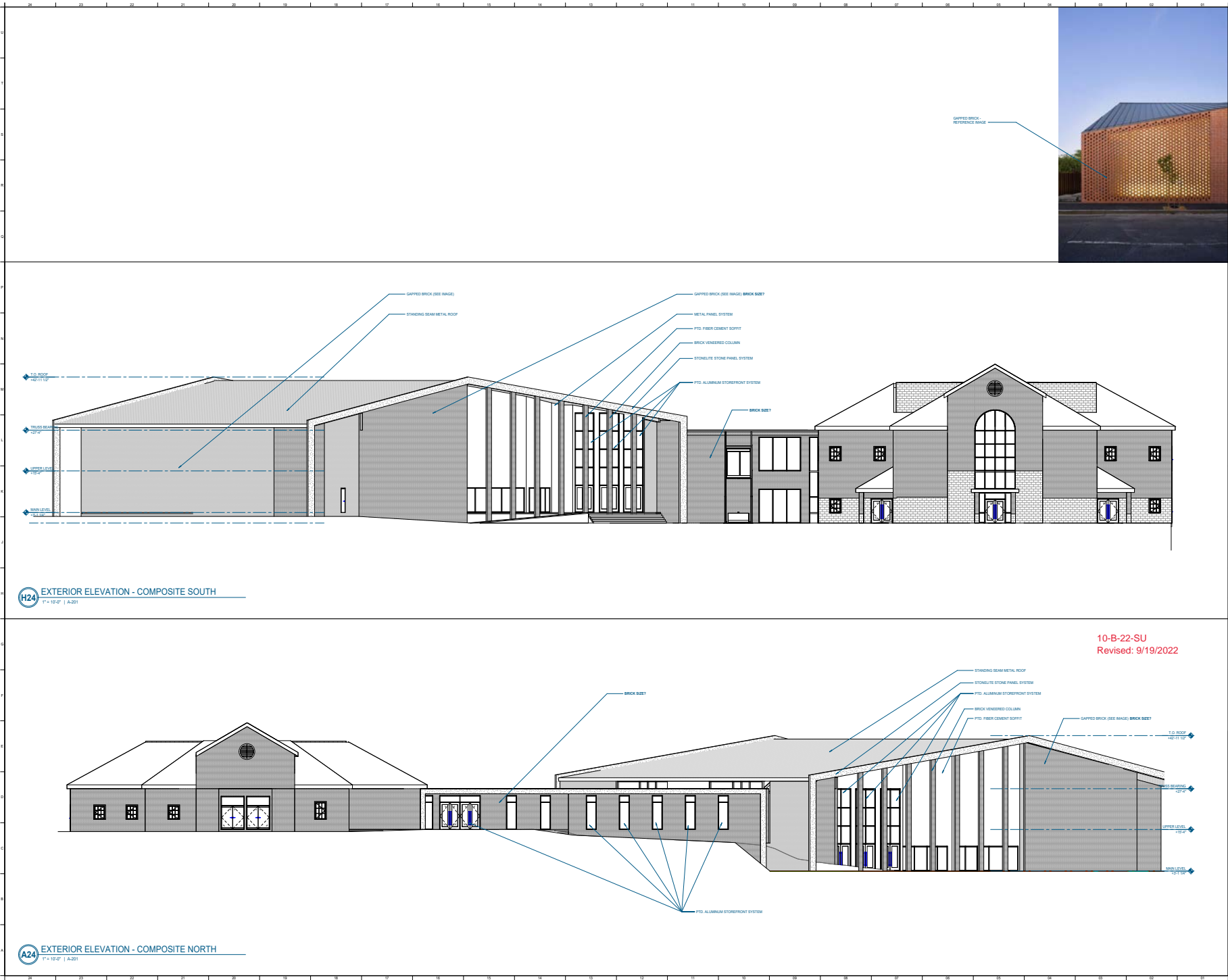
Issue Date: 9/19/2022  
PC: PC NAME:  
PM: PM NAME:  
PA: PA NAME:  
Drawn By: Author  
Checked By: Project Checked By:

Sheet Information:

## A-201

EXTERIOR BUILDING  
ELEVATIONS -  
COMPOSITE

Copyright © 2022 McCarthy Holdings Inc.





Project Information:  
22024

## PHASE 1: WORSHIP CENTER ADDITION

8635 WESTLAND DRIVE,  
KNOXVILLE, TENNESSEE 37922

SHORELINE CHURCH  
Address:  
City, State Zip  
website

East

PRICING SET OF  
PRELIMINARY PACKAGE:  
**NOT FOR  
CONSTRUCTION**

Consultant:

# ISSUED BY: DATE  
B Planning Comments 9/19/2022

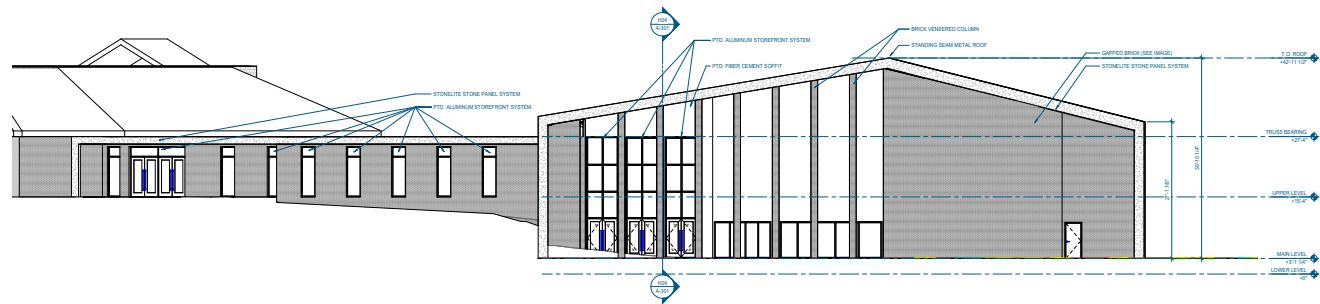
Issue Date: 9/19/2022  
PC: PC NAME  
PM: PM NAME  
PA: JC NAME  
Drawn By: Author  
Checked By: Project Checked By

Sheet Information:

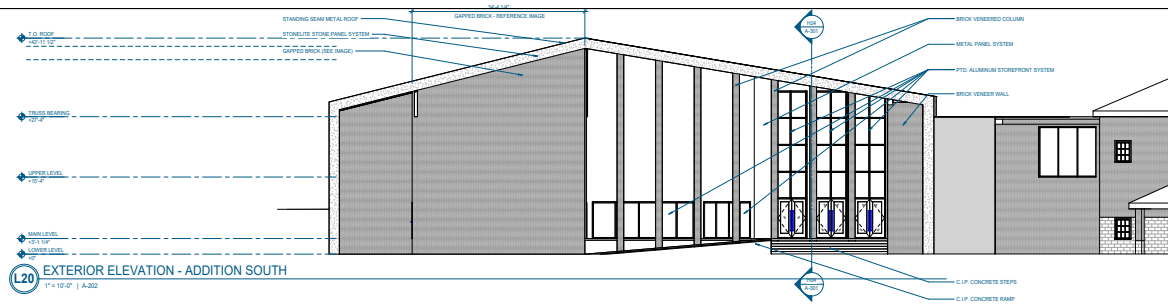
## A-202

EXTERIOR BUILDING  
ELEVATIONS -  
ADDITION

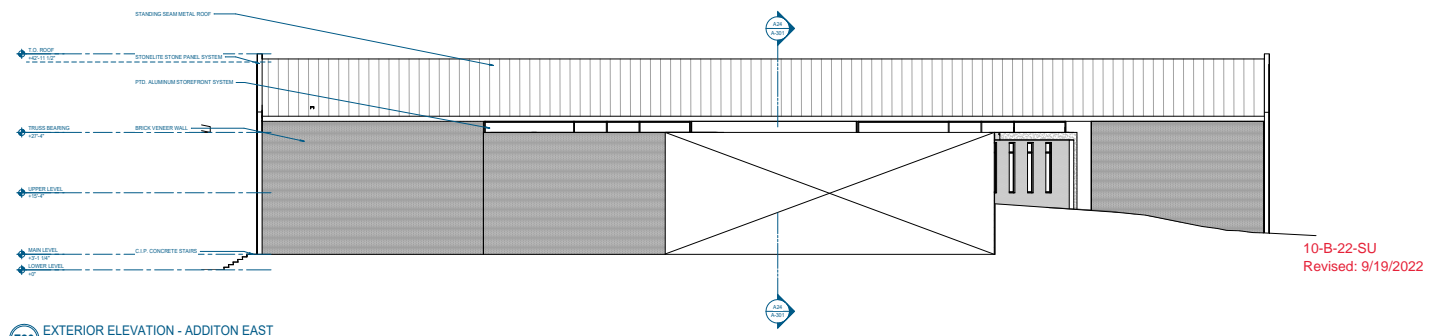
Copyright © 2022 McCarly Holtsapple McCarly



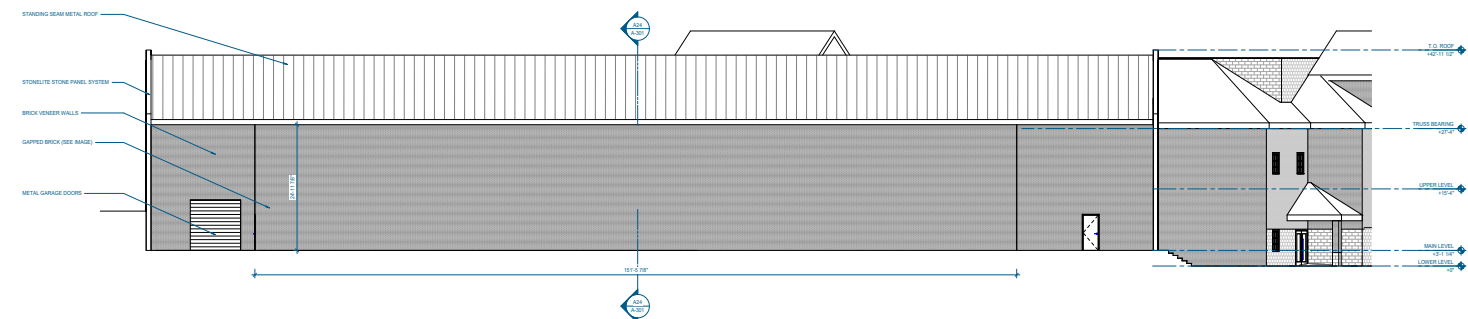
**Q20** EXTERIOR ELEVATION - ADDITION NORTH  
1" = 10'-0" | A-202



**L20** EXTERIOR ELEVATION - ADDITION SOUTH  
1" = 10'-0" | A-202



**F20** EXTERIOR ELEVATION - ADDITION EAST  
1" = 10'-0" | A-202



**A20** EXTERIOR ELEVATION - ADDITION WEST  
1" = 10'-0" | A-202





Project Information:  
22024

## PHASE 1: WORSHIP CENTER ADDITION

9635 WESTLAND DRIVE,  
KNOXVILLE, TENNESSEE 37922

**SHORELINE CHURCH**  
Address:  
City, State Zip  
website

East

PRICING SET OF  
PRELIMINARY PACKAGE:  
**NOT FOR  
CONSTRUCTION**

Consultant:

#	ISSUED BY:	DATE
B	Planning Comments	9/19/2022

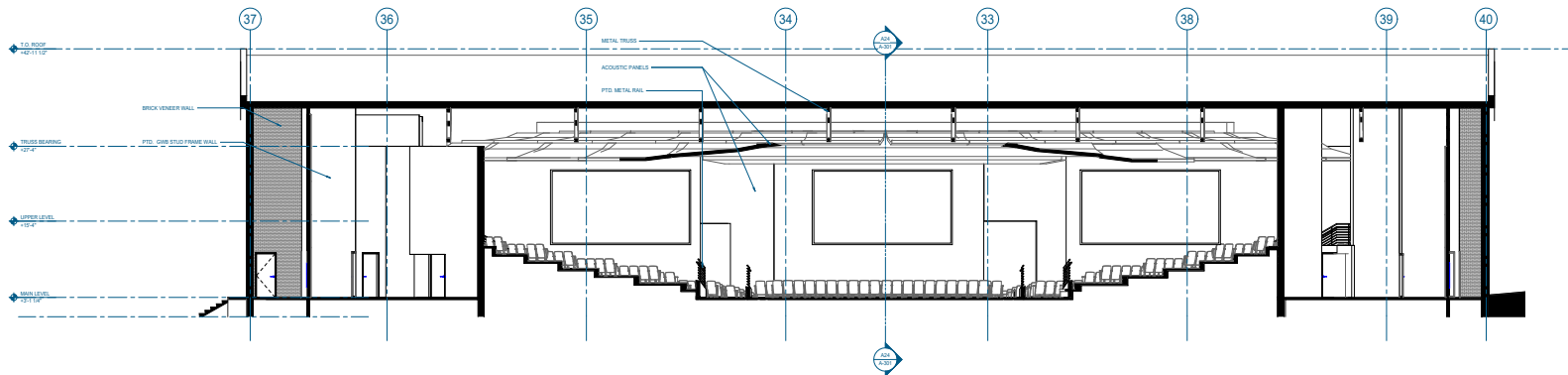
Issue Date:	KNOX, TN, 2024
PC:	PC NAME
PM:	PM NAME
PA:	PA NAME
Drawn By:	Author
Checked By:	Project Checked By

Sheet Information:

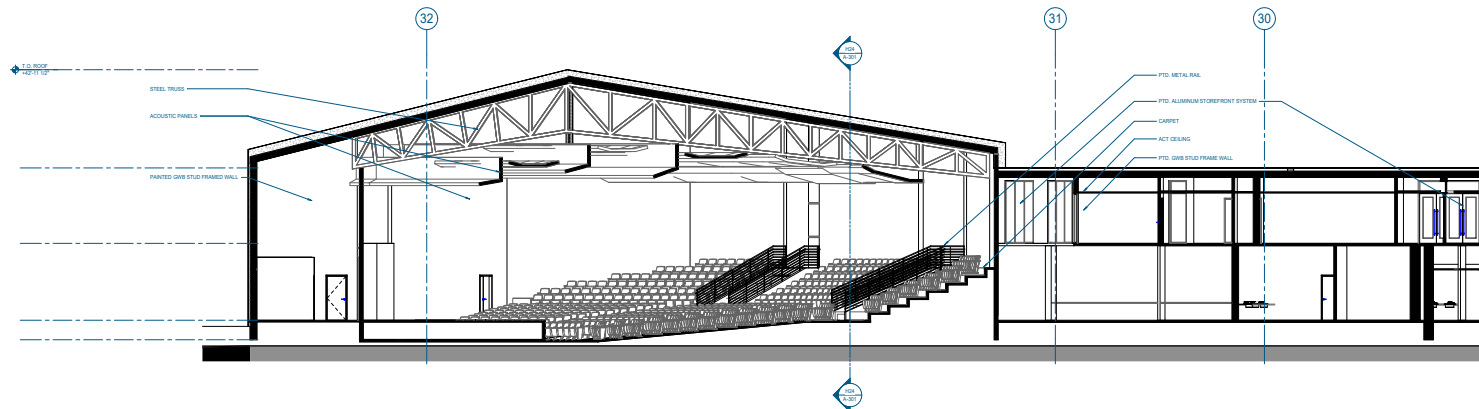
## A-301

BUILDING SECTIONS

Copyright © 2022 McCarthy Holdings Inc.



**H24** BUILDING SECTION - TRANSVERSE WEST  
1/8" = 1'-0" | A-301



**A24** BUILDING SECTION - LONGITUDINAL NORTH  
1/8" = 1'-0" | A-301

10-B-22-SU  
Revised: 9/19/2022

# SHORELINE CHURCH EXPANSION

## Transportation Impact Analysis

9635 Westland Drive

Knoxville, TN 37922

### A Transportation Impact Analysis for the Shoreline Church Expansion

Submitted to

**Knoxville - Knox County Planning**

Revised September 23, 2022

September 9, 2022

FMA Project No. 391.041.1

Submitted By:





## **6 Conclusions and Recommendations**

---

### **6.1 Westland Drive @ Emory Church Road**

The existing, background and full buildout conditions for the Sunday entering and exiting peak 15-minute conditions at the signalized intersection of Westland Drive at Emory Church Road were analyzed using the Highway Capacity Software (HCS7). The existing signal timing was provided by Knox County Engineering and Public Works.

The existing peak 15-minute entering and exiting traffic conditions for the signalized intersection of Westland Drive at Emory Church Road operates at an overall LOS B during the Sunday entering and exiting peak 15-minute conditions.

The background peak 15-minute entering and exiting traffic conditions for the signalized intersection of Westland Drive at Emory Church Road operates at an overall LOS B during the Sunday entering peak 15-minute conditions and a LOS C during the Sunday exiting peak 15-minute conditions.

After the completion of the Shoreline Church Expansion the traffic conditions for the intersection of Westland Drive at Emory Church Road will operate at an acceptable overall LOS C during the Sunday entering and exiting peak 15-minute conditions.

The 95% queue length is defined as the queue length that has only a 5-percent probability of being exceeded during the analysis time period. The 95% queue length is typically used to determine the length of turning lanes in order to minimize the risk of blockage.

The existing eastbound left turn lane at the intersection of Westland Drive at Emory Church Road has an available storage length of 280 feet. The signalized intersection capacity analysis shows the full buildout 95% queue length for the eastbound left turn lane (Westland Drive) of 30.6 feet (1.2 vehicles) during the Sunday entering peak and 48.1 feet (1.9 vehicles) during the Sunday exiting peak.

The existing westbound left turn lane at the intersection of Westland Drive at Emory Church Road has an available storage length of 100 feet. The signalized intersection capacity analysis shows the full buildout 95% queue length for the westbound left turn lane (Westland Drive) of less than one vehicle during the Sunday entering and exiting peaks.

The existing southbound right turn lane at the intersection of Westland Drive at Emory Church Road has an available storage length of 200 feet. The signalized intersection capacity analysis shows the full buildout 95% queue length for the southbound right

turn lane (Emory Church Road) of 291.9 feet (11.5 vehicles) during the Sunday entering peak and 395.2 feet (15.6 vehicles) during the Sunday exiting peak.

The existing southbound right turn lane (Emory Church Road) will exceed capacity during the Sunday peak 15-minute entering and exiting periods. This will cause right turning traffic to queue past the 200 feet queue storage length and into the thru-left lane. The intersection will continue to operate at an acceptable level of service and no additional improvements are necessary in order to accommodate the Shoreline Church Expansion.

## **6.2 Westland Drive @ Shoreline Church Driveway Connection**

The existing, background and full buildout conditions for the Sunday entering and exiting peak 15-minute conditions at the unsignalized intersection of Westland Drive at Shoreline Church driveway connection were analyzed using the Highway Capacity Software (HCS7).

The existing peak 15-minute traffic entering and exiting conditions for the eastbound left turn movement (Westland Drive) operate at a LOS A during both the Sunday entering and exiting peak and the southbound approach (Church Driveway) operates at a LOS D during both the Sunday entering and exiting peak.

The background peak 15-minute traffic entering and exiting conditions for the eastbound left turn movement (Westland Drive) operate at a LOS A during both the Sunday entering and exiting peak and the southbound approach (Church Driveway) operates at a LOS E during both the Sunday entering and exiting peak.

After the completion of the Shoreline Church Expansion the full buildout traffic conditions for the intersection of Westland Drive at Shoreline Church driveway connection will operate as follows. The eastbound left turn movement (Westland Drive) will operate at a LOS E during the Sunday entering peak and a LOS A during the Sunday exiting peak the southbound approach (Church Driveway) will operate at a LOS F during the both the Sunday entering and exiting peak 15-minute conditions.

The 95% queue length is defined as the queue length that has only a 5-percent probability of being exceeded during the analysis time period. The 95% queue length is typically used to determine the length of turning lanes in order to minimize the risk of blockage.

The existing southbound left turn lane at the intersection of Westland Drive at the Shoreline Church driveway connection has an available storage length of 125 feet. The unsignalized intersection capacity analysis shows the full buildout 95% queue length for the southbound left turn lane (Church Driveway) of 9.9 vehicles during the

Sunday entering peak 15-minute conditions and 12.2 vehicles during the Sunday exiting peak 15-minute conditions.

The existing eastbound left turn lane at the intersection of Westland Drive at the Shoreline Church driveway connection has an available storage length of 150 feet. The unsignalized intersection capacity analysis shows the full buildout 95% queue length for the eastbound left turn lane (Westland Drive) of 16.1 vehicles during the Sunday peak entering 15-minute conditions and less than one vehicle during the Sunday peak exiting 15-minute conditions.

Based on the HCS7 queue analysis the existing storage at the intersection of Westland Drive at the Shoreline Church driveway connection is inadequate. The eastbound left turn lane is expected to back up into the Westland Drive thru lane during the peak 15-minute entering conditions and a 16 vehicle (320 feet) queue will interfere with the signalized intersection of Westland Drive at the Pellissippi northbound ramp.

There are currently no police officers providing traffic control for Sunday services. FMA recommends that a police officer be placed at the intersection of Westland Drive at the Shoreline Church Driveway during both the entering and exiting peak periods in order to mitigate the expected queues.

The minimum required sight distance for a road with a posted speed limit of 40 mph is 400 feet in each direction in accordance with the "Knoxville-Knox County Subdivision Regulations" amended through February 13, 2020. FMA measured the sight distance at the existing intersection of Westland Drive at the Shoreline Church driveway connection in September 2022. At 15 feet from the edge of pavement the sight distance at the proposed intersection is greater than 400 feet looking to the west and approximately 265 feet looking to the east.

The sight distance looking to the east is partially blocked by the existing vegetation located within the right-of-way. Trimming the existing vegetation would improve the intersection sight distance. FMA recommends any necessary landscaping that may be involved to comply with Knox County Engineering and Public Works requirements.

The existing stop bar is located approximately 50 feet from the edge of pavement on Westland Drive. During the turning movement count it was observed that vehicles that were queued at the driveway waiting to turn both left and right onto Westland Drive pulled forward past the stop bar and queued at approximately 15 feet from the edge of pavement. An updated site plans shows the stop bar location at 15 feet from the edge of pavement. Any improvements to the intersection of Westland Drive at the Shoreline Church Driveway should be coordinated with Knox County Engineering & Public Works.

FMA recommends that the signs and pavement markings be installed in accordance with the standards provided in the *Manual on Uniform Traffic Control Devices* (MUTCD).

Included in Attachment 9 are pictures of the existing sight distance at both the stop bar and 15 feet from the edge of pavement and the intersection sight distance triangles.

### **6.3 Emory Church Road at Shoreline Church Driveway Connection**

The existing, background and full buildout conditions for the Sunday entering and exiting peak 15-minute conditions at the unsignalized intersection of Emory Church Road at Shoreline Church driveway connection were analyzed using the Highway Capacity Software (HCS7).

The existing and background peak 15-minute entering and exiting traffic conditions for the eastbound approach (Church Driveway) operate at a LOS A during the Sunday entering peak and a LOS B during the Sunday exiting peak and the northbound approach (Emory Church Road) operates at a LOS A during both the Sunday entering and exiting peak 15-minute conditions.

After the completion of the Shoreline Church Expansion the full buildout traffic conditions for the intersection of Emory Church Road at the Shoreline Church driveway connection will operate as follows. The eastbound approach (Church Driveway) will operate at a LOS B during the Sunday entering and exiting peak 15-minute traffic conditions and the northbound approach (Emory Church Road) will operate at a LOS A during the Sunday entering and exiting peak 15-minute conditions.

The 95% queue length is defined as the queue length that has only a 5-percent probability of being exceeded during the analysis time period. The 95% queue length is typically used to determine the length of turning lanes in order to minimize the risk of blockage.

The unsignalized intersection capacity analysis shows the full buildout 95% queue length for the eastbound approach (Church Driveway) of less than one car length during the Sunday entering peak 15-minute conditions and 2.9 vehicles (60 feet) during the Sunday exiting peak 15-minute conditions. Based on the HCS7 queue analysis the existing storage at the intersection of Emory Church Road at the Shoreline Church driveway connection is adequate and no improvements to the intersection are necessary in order to accommodate the Shoreline Church Expansion.

The minimum required sight distance for a road with a posted speed limit of 30 mph is 300 feet in each direction in accordance with the "Knoxville-Knox County Subdivision Regulations" amended through February 13, 2020. FMA measured the

**Shoreline Church Expansion  
Transportation Impact Analysis  
September 23, 2022**

sight distance at the existing intersection of Emory Church Road at the Shoreline Church driveway connection in September 2022. At 15 feet from the edge of pavement the sight distance at the existing intersection is greater than 300 feet looking to the north and greater than 300 feet looking to the south. Attachment 9 shows photos of the sight distance at the proposed intersection.





# 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

Shoreline Church / Corey Mayfield

8/22/2022

Applicant Name

Date Filed

10/6/2022

()

10-B-22-SU

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.

John Thurman McCarty Holsaple McCarty Architects

Name / Company

550 W Main St Ste 300 Knoxville TN 37931

Address

865-544-2000 / jthurman@mhminc.com

Phone / Email

## CURRENT PROPERTY INFO

Corey Mayfield Shoreline Church

Owner Name (if different)

9635 Westland Dr Knoxville TN 37922

Owner Address

865-755-1717 / corey@shorelin

Owner Phone / Email

9635 WESTLAND DR

Property Address

144 030.14

Parcel ID

8.82 acres

Part of Parcel (Y/N)?

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North side of Westland Dr, west of Emory Church Rd

General Location

☒ City

Council District 2

RN-1(c)(Single-Family Residential Neighborhood),

Public/Quasi Public Land

☐ Count

District

Zoning District

Existing Land Use

Southwest County

Planning Sector

CI (Civic and Institutional)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) **Expansion of existing church**

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Related Rezoning File Number

Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created \_\_\_\_\_

Additional Information \_\_\_\_\_

- ☐
- Attachments / Additional Requirements

**ZONING REQUEST**

- ☐
- Zoning Change

Proposed Zoning \_\_\_\_\_

Pending Plat File Number

Proposed Density (units/acre)    Previous Zoning Requests

- ☐
- Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Additional Information \_\_\_\_\_

**STAFF USE ONLY****PLAT TYPE**

- ☐
- Staff Review
- ☐
- Planning Commission

**ATTACHMENTS**

- ☐
- Property Owners / Option Holders
- ☐
- Variance Request

**ADDITIONAL REQUIREMENTS**

- ☐ COA Checklist (Hillside Protection)  
☐ Design Plan Certification (Final Plat)  
☒ Site Plan (Development Request)  
☐ Traffic Impact Study  
☐ Use on Review / Special Use (Concept Plan)

Fee 1

**\$1,400.00**

Total

Fee 2

Fee 3

**AUTHORIZATION***By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.***Corey Mayfield Shoreline Church, 9635 Westland Dr Knoxville TN 37922****8/22/2022**

Application Authorized By

Affiliation

Date

**865-755-1717 / corey@shorelineknox.com**

Phone / Email

**Mike Reynolds**

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)



# 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

Shoreline Church / Corey Mayfield

Owner

Applicant Name

Affiliation

8/22/22

10/6/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

10-B-22-SU

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

John Thurman

McCarty Holsaple McCarty Architects

Name

Company

550 W Main Street / Ste 300

Knoxville

TN

37931

Address

City

State

ZIP

865.544.2000

jthurman@mhminc.com

Phone

Email

CURRENT PROPERTY INFO

Shoreline Church / Corey Mayfield

9635 Westland Drive, Knoxville, TN 37922

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9635 Westland Drive, Knoxville, TN 37922

144 03014

Property Address

Parcel ID

First Utility District

First Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Westland Dr, west of Emory Church Rd

8.82 acres

General Location

Tract Size

☒ City ☐ County

2nd

RN-1(C)

Public-Quasi public

District

Zoning District

Existing Land Use

Southwest County

Civic Institutional

N/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) \_\_\_\_\_

Other (specify) **Expansion of existing church**

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

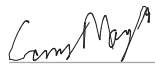
- ☐ Property Owners / Option Holders ☐ Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1	Special Use	Total	\$1,400	MR
403				
Fee 2				
Fee 3				

## AUTHORIZATION



Applicant Signature

Corey Mayfield

Please Print

8/22/22

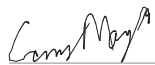
Date

865-755-1717

Phone Number

corey@shorelineknox.com

Email



Property Owner Signature

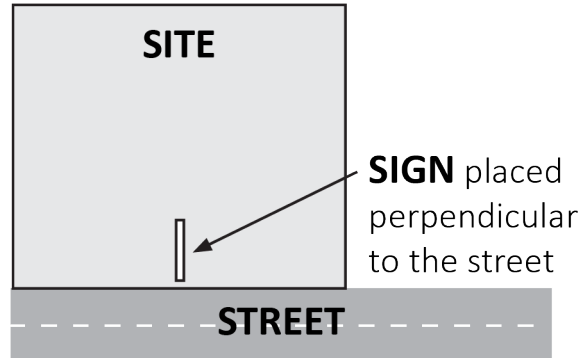
Shoreline Church / Corey Mayfield

Please Print

8/22/22

Date

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:***

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: \_\_\_\_\_

Date: \_\_\_\_\_

File Number: \_\_\_\_\_

☐

Sign posted by Staff

☐

Sign posted by Applicant