

SPECIAL USE REPORT

► FILE #:	8-B-24-SU	AGENDA ITEM #:	45
	POSTPONEMENT(S):	8/8/2024	AGENDA DATE: 9/12/2024
► APPLICANT:	DAMON FALCONNIER		
	OWNER(S):	Philip C Nordstrom Life Church Knoxville	

TAX ID NUMBER:	58 P B 020	<u>View map on KGIS</u>
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JURISDICTION:	City Council District 5
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STREET ADDRESS:	1015 CEDAR LN
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► LOCATION:	Northwest side of Cedar Ln, southwest side of Pinecrest Rd
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► APPX. SIZE OF TRACT:	2.74 acres
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SECTOR PLAN:	North City
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GROWTH POLICY PLAN:	N/A (Within City Limits)
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ACCESSIBILITY:	Access is via Pinecrest Road, a local street with a pavement width of 20 ft within 45 ft of right-of-way; and via Cedar Lane, a minor arterial street with a pavement width of 20 ft within 40-45 ft of right-of-way.
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UTILITIES:	Water Source: Knoxville Utilities Board
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Sewer Source:	Knoxville Utilities Board
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FIRE DISTRICT:	Knoxville Fire Department
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WATERSHED:	First Creek
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► ZONING:	RN-1 (Single-Family Residential Neighborhood)
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► EXISTING LAND USE:	Public/Quasi Public Land (church)
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► PROPOSED USE:	Expansion of a place of worship
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HISTORY OF ZONING:	None noted.
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SURROUNDING LAND USE AND ZONING:	North: Single family residential - RN-1 (Single-Family Residential Neighborhood)
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South:	Single family residential, multifamily residential - RN-5 (General Residential Neighborhood)
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East:	Single family residential - RN-1 (Single-Family Residential Neighborhood)
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West:	Single family residential - RN-1 (Single-Family Residential Neighborhood)
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NEIGHBORHOOD CONTEXT:	This property is on the edge of the Oakmont, Cedar Heights, and Inskip communities. The Cedar Lane corridor includes a mix of low and medium density residential uses, and non-residential uses to the west near the I-75 interchange.
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STAFF RECOMMENDATION:

► Approve the request to expand a place of worship with an approximate 6,300 sqft structure, subject to
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2 conditions.

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 10.3.T. (Mechanical Equipment), Article 11 (Off-Street Parking), and Article (Landscape).
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department, including but not limited to platting the property to consolidate the lots.

With the conditions noted above, this request meets the criteria for approval of a special use for a place of worship in the RN-1 zoning district.

COMMENTS:

This request is to expand the existing church with a 6,300 sqft worship center and provide 20 additional parking spaces. The total floor area of the church will be approximately 11,466 sqft. The new building is proposed between the existing buildings and Cedar Lane, and the additional parking is to the rear of the lot. The City of Knoxville Board of Zoning Appeals approved a reduction of the front setback to 60'-1" on the Cedar Lane frontage.

When a nonresidential use is located within a residential district, a class "A" buffer yard is required between the use and abutting properties. Parking lot landscaping may be required per Article 11.1.B. (Required Parking for Previously Developed Property). The plan proposes perimeter landscaping between Pine Crest Road and the existing and expanded parking lot. Existing trees can be credited toward the landscaping standards per Article 12.9 (Tree Preservation).

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 of a place of worship at the edge of the Oakmont subdivision and the Inskip community is consistent with the General Plan's development policy 4.6 to support the development of neighborhood and community organizations.

B. The Church of the Savior property is consistent with the One Year Plan's location criteria for churches, in that it is located in close proximity to major residential areas and affords safe and convenient access to both local and through traffic.

C. The land use classification for this property in both the One Year Plan and the North City Sector Plan is CI (Civic/Institutional), which is intended for public and quasi-public institutions such as churches.

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

A. The subject property's zoning district is RN-1 (Single-Family Residential Neighborhood), which permits limited nonresidential uses that are compatible with the character of the neighborhood. A church has existed on this site since at least the 1960s.

B. The church expansion provides a total of 328 seats for members. The off-street parking requirement is a minimum of .25 spaces and a maximum of .5 spaces per seat in the main assembly. The 84 spaces proposed are within those thresholds.

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 6,400 sf building addition is consistent in height and aesthetics with the main building.

B. The property's location between a single-family residential neighborhood and multifamily uses across Cedar Lane provides a compatible buffer between land use intensities.

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 new building and additional parking are not anticipated to have a negative impact on adjacent properties.

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

A. The 84 parking spaces proposed are far below the 164-space maximum permitted.

B. Vehicular access to the property is from Pine Crest Road, a local street, and is not anticipated to cause an undue burden on neighboring residents during Sunday church service since the property is at the corner of Cedar Lane, a minor arterial.

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 aspects of the property that present an apparent hazard to the expansion of the existing place of worship.

ESTIMATED TRAFFIC IMPACT: 198 (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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



Request to Postpone • Table • Withdraw

Damon A Falconnier

7/22/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

8/8/2024

Scheduled Meeting Date

File Number(s)

8-B-24-SU

POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the 9/12/2024 Planning Commission Meeting.

WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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

Damon Falconnier

Digitally signed by Damon Falconnier
Date: 2024.07.22 15:55:02 -04'00'

Damon Falconnier

Applicant Signature

Please Print

865-584-7868

faldesco@gmail.com

Phone Number

Email

STAFF ONLY

Michael Reynolds

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

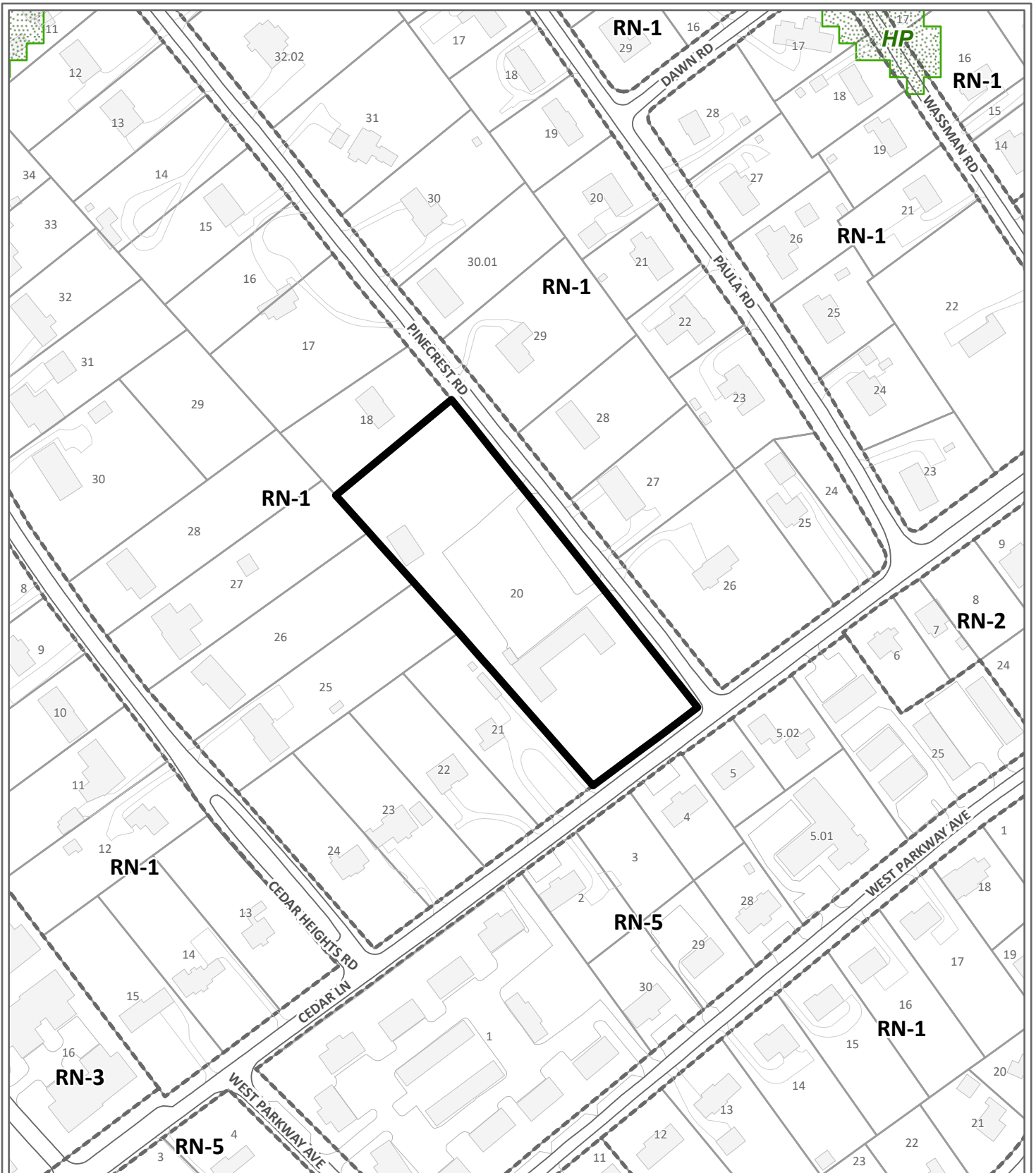
Date:

Payee Name

Payee Phone

Payee Address

October 2022



SPECIAL USE

8-B-24-SU

Petitioner: Damon Falconnier



Expansion of a place of worship in RN-1 (Single-Family Residential Neighborhood)

Original Print Date: 7/10/2024

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

Map No: 58

Jurisdiction: City

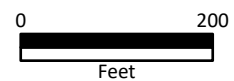
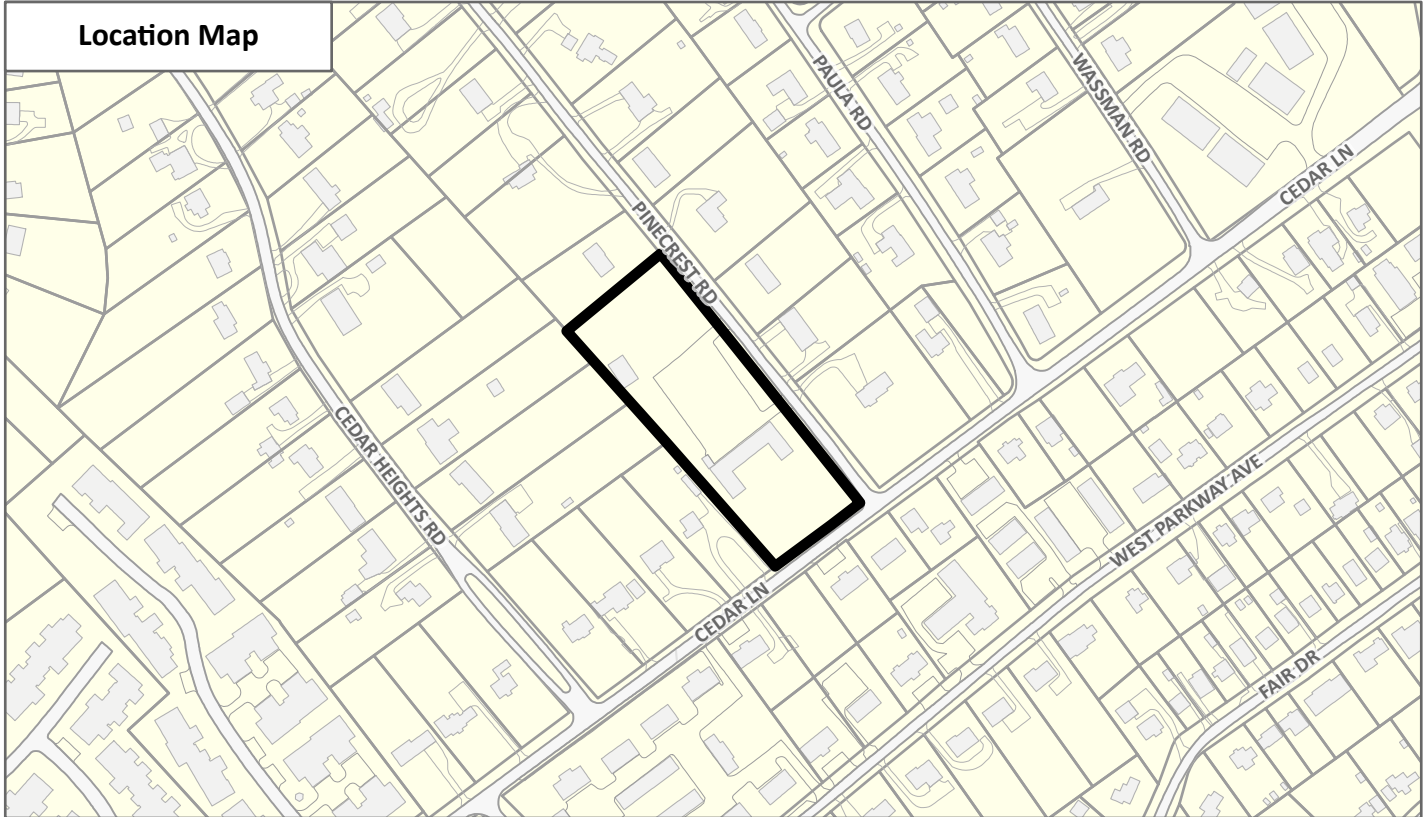


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

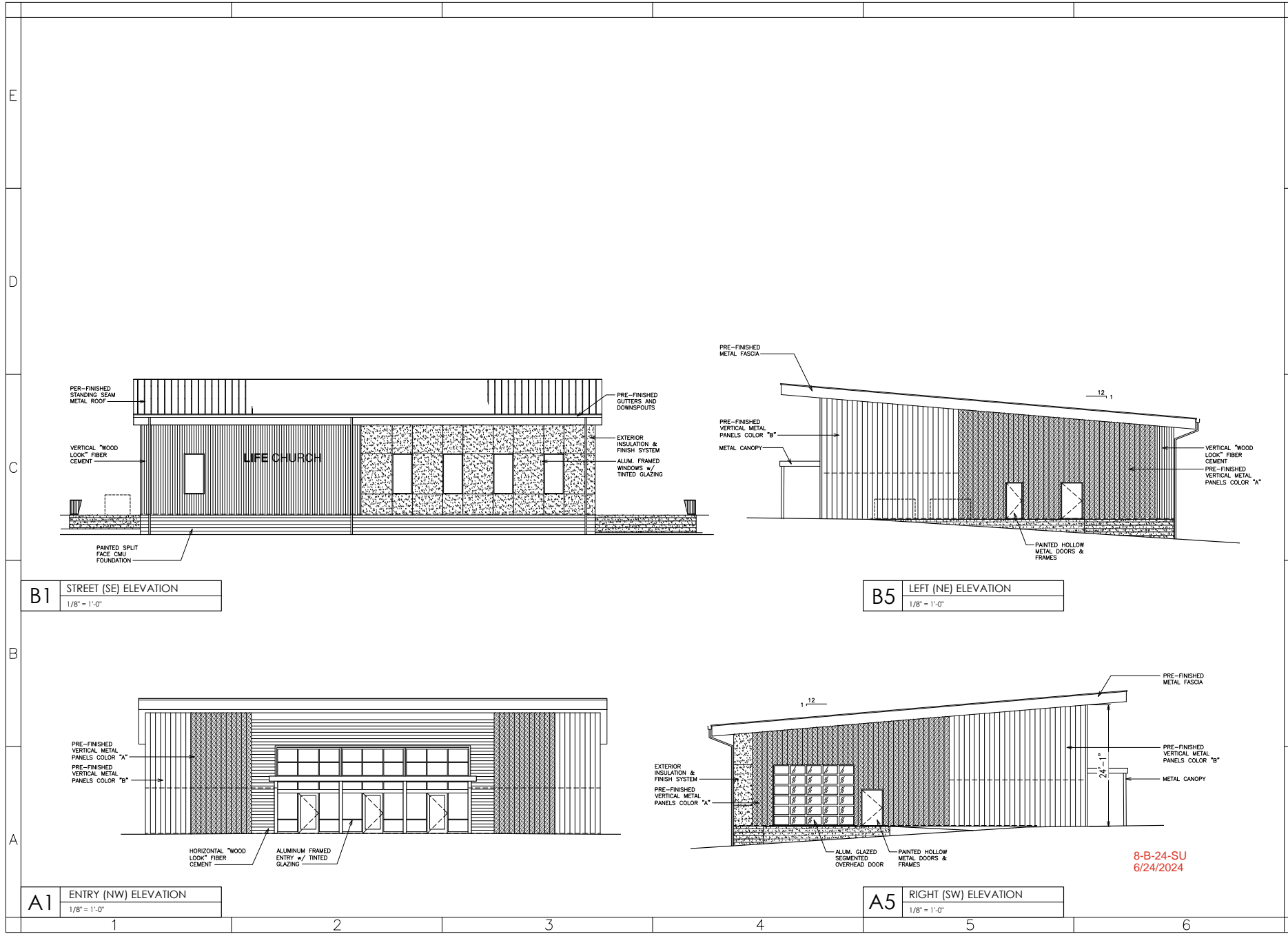
8-B-24-SU



Case boundary

0 380
Feet





**FALCONNIER
DESIGN COMPANY**
4622 Chambliss Avenue
Knoxville, TN 37919
Phone 865.584.7565
Fax 865.584.3139
faltesco@gmail.com
© copyright 2024

**WORSHIP CENTER
& COURTYARD**

LIFE CHURCH
1015 CEDAR LANE
KNOXVILLE, TN 37912

**USE-ON-REVIEW
EXTERIOR
ELEVATIONS**

AS INSTRUMENTS OF SERVICE, THESE
DRAWINGS AND THE DESIGN REPRESENTED BY
THEM ARE THE PROPERTY OF DAWSON A.
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 DAWSON A.
FALCONNIER IS PROHIBITED. UNAUTHORIZED
USE WILL BE SUBJECT TO LEGAL ACTION.

DRAWN BY:	AG/GHF
CHECKED BY:	DAF
ISSUED:	06-24-24
REVISION(S):	
FILE:	2023-043

A-1

8-B-24-SU
6/24/2024



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Damon Falconnier

Applicant Name

Affiliation

6/25/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-B-24-SU

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

Philip C Nordstrom Life Church Knoxville 1015 Cedar Ln Knoxville TN

Owner Name (if different)

Owner Address

865-454-5122

Owner Phone / Email

1015 CEDAR LN

Property Address

58 P B 020

Parcel ID

2.74 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of Cedar Ln, southwest side of Pinecrest Rd

General Location

☒ City

Council District 5

RN-1 (Single-Family Residential Neighborhood)

Public/Quasi Public Land

☐ County District

Zoning District

Existing Land Use

CI (Civic and Institutional)

Land Use (City)/Place Type (County)

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 a place of worship**

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

- ☐ Plan

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

\$1,600.00

Total

Fee 2

Fee 3

AUTHORIZATION

- ☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Damon Falconnier

6/25/2024

Applicant Signature

Please Print

Date

Phone / Email

Philip C Nordstrom Life Church Knoxville

6/25/2024

Property Owner Signature

Please Print

Date

(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

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 ☐ PA
☐ Rezoning

Damon Falconnier

Architect

Applicant Name

Affiliation

06/24/2024

08/08/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

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 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

Life Church Knoxville

1015 Cedar Lane

865-454-5122

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1015 Cedar Lane

058PB020

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Cedar Lane between Pinecrest and Cedar Heights

2.63 acres

General Location

Tract Size

RN-1

P-QP

☒ City ☐ County

District

Zoning District

Existing Land Use

North City

CI

n/a

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

April 2024

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) **Expansion of religious building**

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
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property **AND 2)** The application and all associated materials are being submitted with his/her/its consent

Damon Falconnier
Digitally signed by Damon Falconnier
Date: 2024.06.24 15:53:29 -04'00'

Damon Falconnier

06/24/2024

Applicant Signature

Please Print

Date

865-584-7868

faldesco@gmail.com

Phone Number

Email

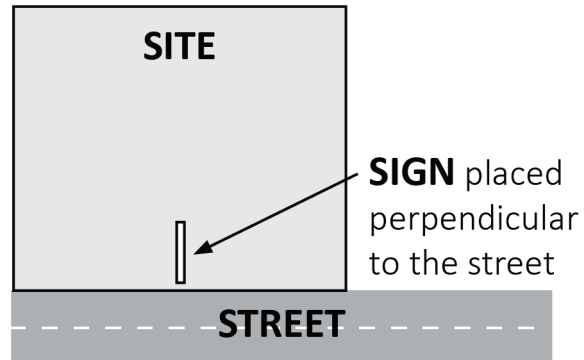
Philip C Nordstrom

Property Owner Signature

Please Print

Date Paid

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: Damon Falconnier

Date: 6/25/2024

File Number: 8-B-24-SU



Sign posted by Staff



Sign posted by Applicant