

Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number:

2-A-20-TOA

Applicant: MACY RUDELL
Request: BUILDING PERMIT
Meeting Date: 2/10/2020

Address: 10770 Faith Promise Ln.
Map/Parcel Number: 89 22301
Location: Northeast side of Pellissippi Parkway, southeast side of Horseshoe Bend Lane.
Existing Zoning: BP (Business and Technology) / TO (Technology Overlay)
Proposed Zoning: No change
Existing Land Use: Church
Proposed Land Use: New Operations Building
Appx. Size of Tract: 60.96 acres
Accessibility: Access is via Pellissippi Parkway, an expressway, and Horseshoe Bend Lane and Faith Promise Lane, both local streets.
Surrounding Zoning and Land Uses:
North: BP (Business and Technology) / TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay) - Business, residences and vacant land
South: PR (Planned Residential) / TO (Technology Overlay) - Vacant land
East: BP (Business and Technology) / TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay) - Vacant land
West: BP (Business and Technology) / TO (Technology Overlay) & OB (Office, Medical, and Related Services) / TO (Technology Overlay) - Pellissippi Parkway, business and vacant land

Comments:

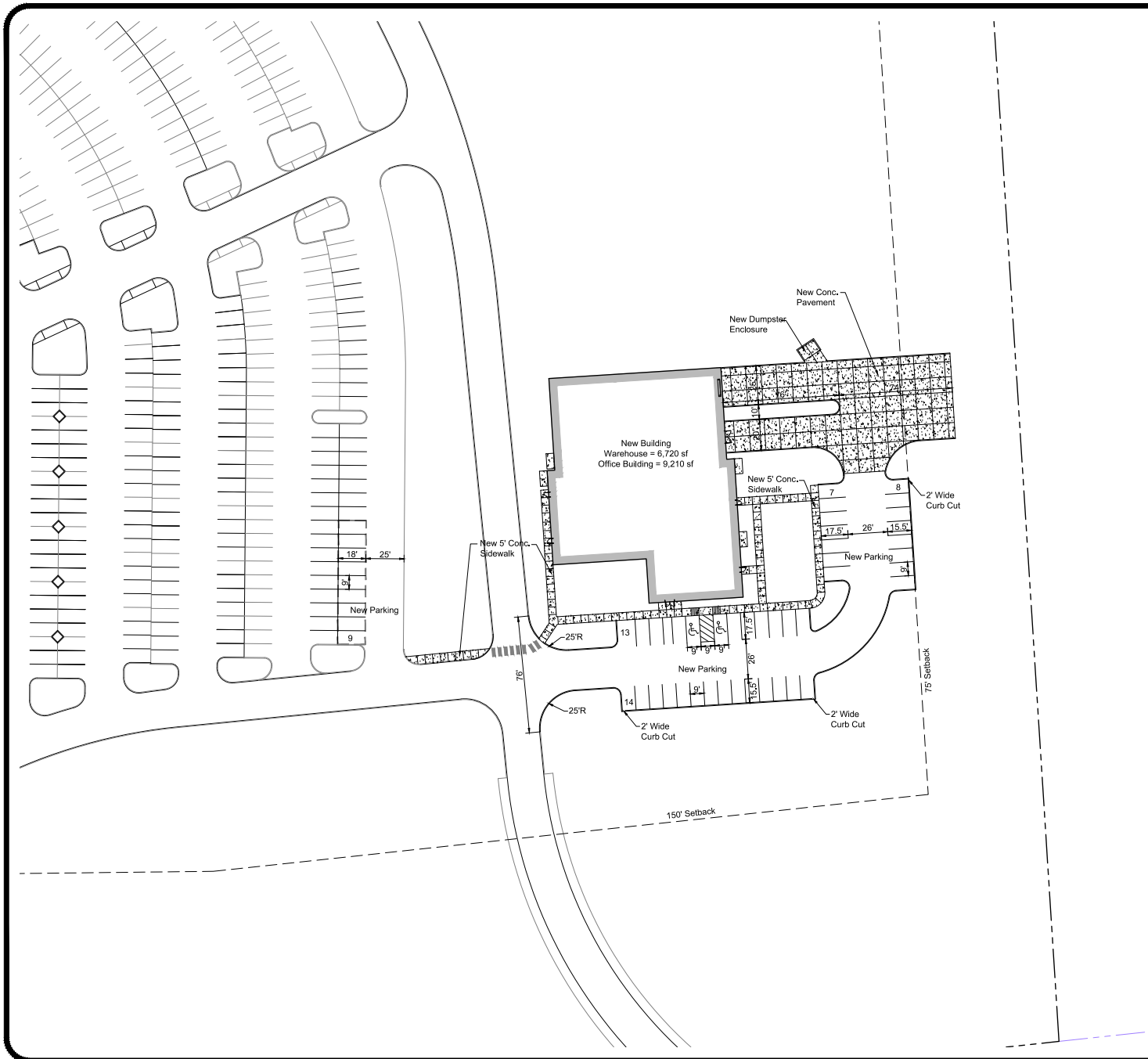
1. This is a request for approval of a church operations building that will be located on the Faith Promise Church campus which is located on the northeast side of Pellissippi Parkway and southeast side of Horseshoe Bend Ln. The proposed operations building will be serving all 6 of the Faith Promise Church campuses. The Board had previously approved this facility on February 11, 2019 (1-A-19-TOB). The approval was for a two story building that included offices, conference and multi-purpose rooms and warehouse space in a building area of approximately 29,050 square feet. The building included approximately 22,450 square feet of office space and 6,600 square feet of warehouse space.
2. The applicant has submitted a revised development plan for this site that has reduced the building to a single story building with a total building area of approximately 15,930 square feet. The proposed change has resulted in a reduction of office area from approximately 22,450 square feet to 9,210 square feet. The proposed warehouse space remains about the same. With the proposed reduction in building area, the number of parking spaces on the site has also been reduced.
3. The proposed building materials and design for the one story building is consistent with the previous design approval.
4. The proposed development plans are consistent with the TTCD Design Guidelines.
5. Proposed signage will require a separate application and approval.

Design Guideline This request complies with the TTCDA Design Guidelines.
Conformity:

Waivers and Variances Not applicable at this time.
Requested:

Staff Recommendation:

APPLICATION APPROVED February 4, 2020, pursuant to Article 5, Section 5.90.11 (Revisions to Development Plans) of the Knox County Zoning Ordinance, and is subject to meeting all relevant requirements of the Design Guidelines and the conditions of the previous TTCDA approval (1-A-19-TOB) and use on review approval (2-A-19-UR).



General Notes

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to One Call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Owner: Faith Promise Church
10740 Faith Promise Lane
Knoxville, Tennessee 37931
Ph. 865-251-2590
Operations Building
10770 Faith Promise Lane
Knoxville, Tennessee 37931
- Survey by: Land Development Solutions
310 Simmons Road, Suite K
Knoxville, TN 37922
Ph. 865-671-2281
- Property is located in Knox County and is zoned BP & TO.
- Lot acreage = Approx 60.7 acres.
- TTGDA 6-C-11-T08 (PC 6-1-11-UR) approved church parking 1247 total spaces (including 27 accessible)
- Operations Building
Minimum Number of Parking Spaces Required
Office = 28 (8,210sf / 1000sf) x 3, Warehouse = 7 (6,720sf / 1000sf) x 1
Total Minimum Number of Parking Spaces = 35
Maximum Number of Parking Spaces Required
Office = 41 (8,210sf / 1000sf) x 5, Warehouse = 10 (6,720sf / 1000sf) x 1.5
Total Maximum Number of Parking Spaces = 51
Knox County requires 1 parking space per 250sf of usable floor area of a professional office building
Office = 37 (8,210sf / 250sf)
Total Number of Parking Spaces = 37
Parking Provided - 51 Spaces including 2 HVC spaces

2-A-20-TOA



LAND
DEVELOPMENT
SOLUTIONS



310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

Operations Building
Site Layout

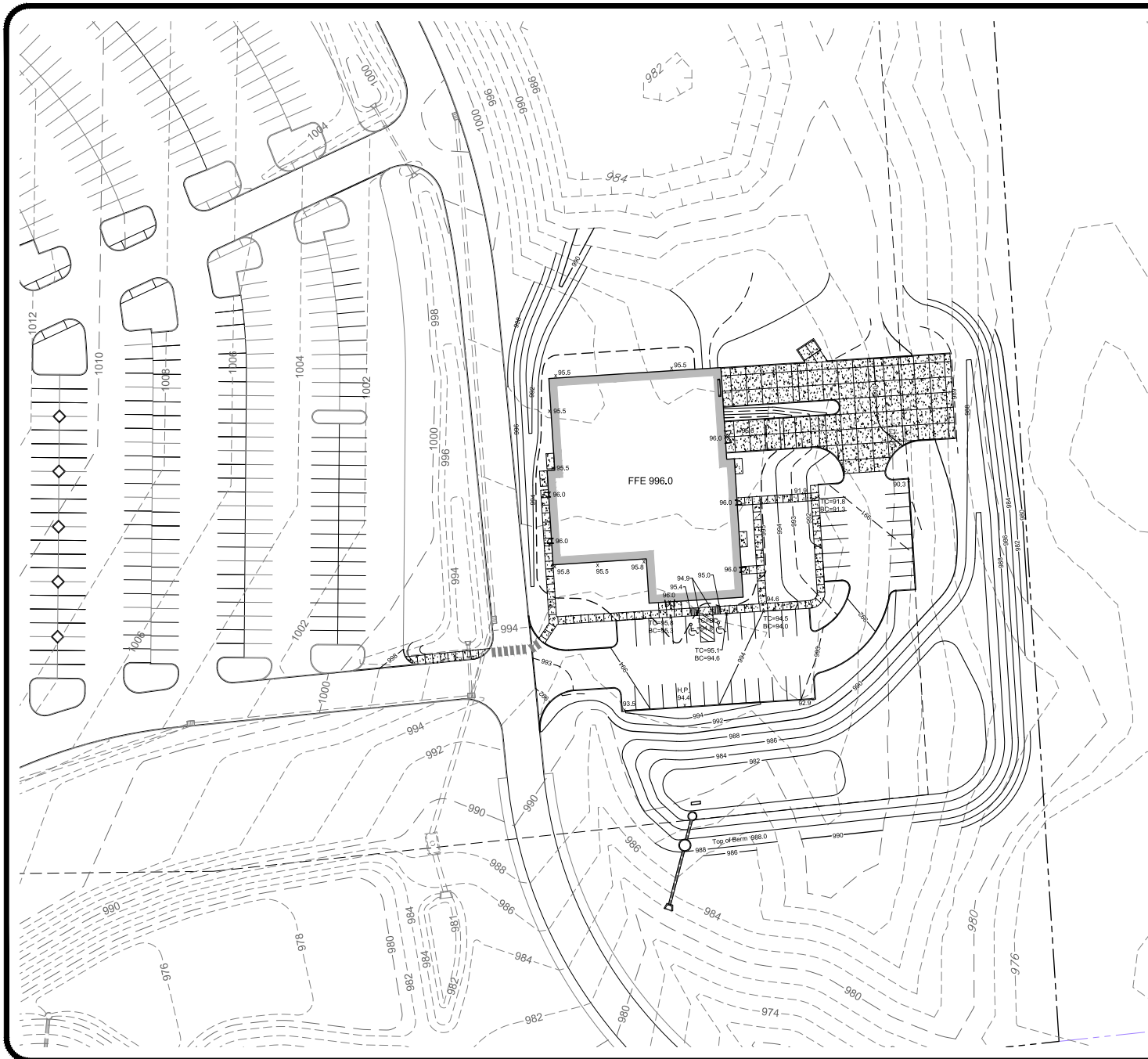
Drawing Description:

No.	Date	Revision

Use
on
Review

Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	218131
1"=30'	12-27-19
Scale	Date

C101
Sheet No.



General Notes

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to One Call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
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Knoxville, Tennessee 37931
3. Survey by: Land Development Solutions
310 Simmons Road, Suite K
Knoxville, TN 37922
Ph. 865-671-2281
4. Property is located in Knox County and is zoned BP & TO.
5. Lot acreage = Approx 60.7 acres.
6. TTODA approved church parking, meeting date 12/06/2010, 1247 total spaces (including 27 accessible)
7. Operations Building
Parking Allowed - 51 Spaces including 2 H/C spaces
Parking Provided - 51 Spaces including 2 H/C spaces

Drainage Notes

1. All storm lines in paved areas shall be backfilled to pavement subgrade with #57 stone.
2. All trenching and shoring shall comply with OSHA standards.
3. Storm lines and structures shall be constructed as soon as possible. Inlet Protection shall be used around structures to minimize the silt entering into drainage system. All silt shall be removed from structures and lines.
4. Pipe lengths and slope are measured from center of structure to center of structure.
5. All HDPE storm lines shall be smooth interior.
6. Contractor shall provide as-built survey of storm system PRIOR to paving. As-built survey shall include storm structure tops, inverts, pipe materials, slopes, and detention basin grading (1 foot contours). Survey shall be provided in electronic format (ACAD 2009 compatible) as well as stamped paper copy. Survey shall be on the same datum as coordinate system as the design plans. All survey points shall be provided in a comma delimited text file (PNEZD format).
7. After construction is complete, contractor shall provide as-built survey as noted above. Survey shall be updated to reflect any changes or modifications to the storm system since the first as-built survey. As-built survey shall include storm structure tops, inverts, pipe materials, slopes, and detention basin grading (1 foot contours). Survey shall be provided in electronic format (ACAD 2009 compatible) as well as stamped paper copy. Survey shall be on the same datum as coordinate system as the design plans. All survey points shall be provided in a comma delimited text file (PNEZD format).

2-A-20-TOA



LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

Operations Building
Site Grading

Drawing Description:

No.	Date	Revision

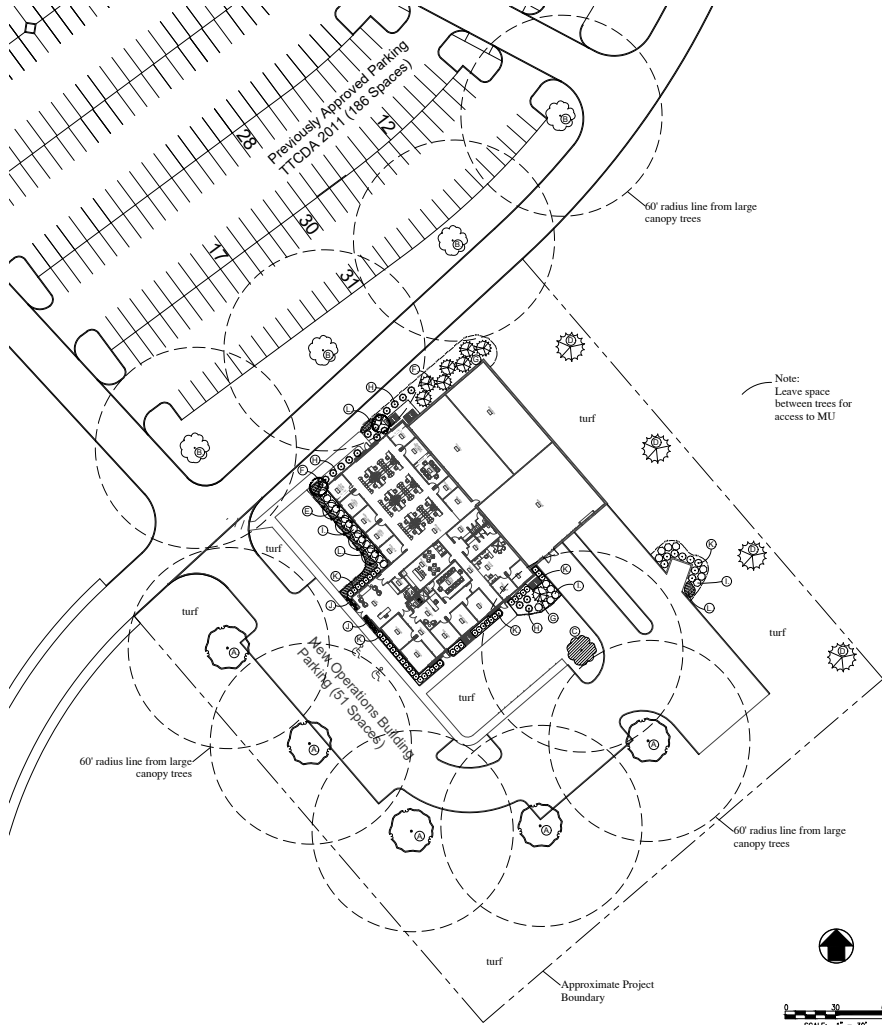
Use
on
Review

Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	218131
1"=30'	12-27-19
Scale	Date













C201

Sheet No.

DATE: 12-20-2018 12:27:20 PM
DRAWN BY: JH Checked by: JH
FILE:
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Landscape Plan

	(5) <i>Quercus phellos</i> , Willow Oak - 2" caliper		(4) <i>Lagerstroemia indica x fauriei</i> 'Natchez', Natchez Crape Myrtle - 15 gallon		(28) <i>Itea virginica</i> 'Sprich', Little Henry Itea - 3 gallon
	(4) <i>Platanus x acerifolia</i> , London Plane Tree - 2" caliper		(2) <i>Cercis canadensis</i> 'JN2', The Rising Sun Redbud - 2" caliper		(14) <i>Rosa</i> 'Meigalpio', Drift Rose, pink - 3 gallon
	(1) <i>Ulmus parvifolia</i> , Lacebark Elm - 2" caliper		(8) <i>Ilex x Nellie R. Stevens</i> , Nellie R. Stevens Holly - 6' height		(52) <i>Ilex glabra</i> 'Shamrock', Inkberry Holly - 3 gallon
	(4) <i>Pinus strobus</i> , White Pine - 6' height		(17) <i>Jasminum nudiflorum</i> , Winter Jasmine - 3 gallon		(175) <i>Liriope muscari</i> 'Royale Purple', Royal Purple Lily Turf - pint

Planting Legend

Planting Requirement Notes

- This plan meets and exceeds the requirements as described under the TTODA, section 3, 'Landscaping' requirements.
- 3.1.4 requires 25% newly planted trees to be evergreen. This plan provides (14) trees of which (4) are evergreen, achieving 29% evergreen trees.
- 3.1.5 requires 10 large maturing trees per 1 acre of yard. There is approximately 57,500 square feet (1.32 acres) of yard. $10 \times 1.32 = 13.2$ required large trees. This plan proposes (14) large trees (5 Willow Oak, 1 Lacebark Elm, 4 London Plane Tree, and 4 Magnolia).
- 3.1.6, no invasive exotic species have been proposed
- 3.3.6 requires landscaping to screen mechanical units. Sufficient landscape screening has been proposed and labeled.
- 3.4.1, no parking areas are adjacent to public right of ways
- 3.4.3 requires (1) tree per (10) parking spaces. There are 129 proposed parking spaces. $129/10 = 12.9$ trees required. This plan provides (14) trees, only 12 required.
- 3.4.4 requires no less than 5% of the surface area devoted to parking to be landscaped. The proposed parking area is approximately 29,155 square feet. 5% of 29,155 = 1457 square feet. This plan provides approximately 3,650 square feet of shrubbery and bedding plants, and approximately 52,586 square feet of lawn adjacent to the parking area and building.
- 3.4.5, all proposed tree species are included in the recommended tree list (Appendix B)
- 3.3.7 requires that no parking space be located more than 60 feet from the trunk of a larger canopy tree. See note on plan. All proposed parking spaces are within 60' of a large tree.
- There are no existing trees on site.

2-A-20-TOA



**STUDIO
FOUR
DESIGN**
ARCHITECTURE & INTERIORS

414 Clinch Ave. Knoxville, TN 37902
p 865 523 5001 f 865 523 5003
studiofourdesign.com

Faith Promise
Operations Building
10740 Faith Promise Ln
Knoxville, TN 37931

Beasley


Project Phase: TOA	
Issue Date: 12/03/18	
Revisions	
No.	Description
1	Issued covering the M&P and landscape areas
2	Issue landscape per new building footprint
3	
4	
5	
6	
7	
8	
9	
10	

Job Number: 18107.00
Landscape Plan

L1.0

New Operations Building
Parking (61 Spaces)

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Light Loss Factor	Wattage	Lumens Per Lamp
	A	7	Lithonia Lighting	DSX1 LED P2 40K BLC MVOLT	DSX1 LED P2 40K BLC MVOLT	LED	1	DSX1_LED_P2_40K_BLC_MVOLT.ies	1	70	7293

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.2 fc	2.3 fc	0.0 fc	N/A	N/A
Parking	+	1.4 fc	2.9 fc	0.1 fc	29.0:1	14.0:1

Luminaire Locations

No.	Label	Location					Tilt	Aim		
		X	Y	Z	MH	Orientation		X	Y	Z
1	A	2468.00	-72.00	30.00	30.00	0.00	0.00	2468.00	-72.00	0.00
3	A	2548.50	-72.00	30.00	30.00	0.00	0.00	2548.50	-72.00	0.00
5	A	2643.50	2.50	30.00	30.00	270.00	0.00	2643.50	2.50	0.00
6	A	2643.50	62.50	30.00	30.00	270.00	0.00	2643.50	62.50	0.00
7	A	2676.00	122.00	30.00	30.00	270.00	0.00	2676.00	122.00	0.00
8	A	2554.00	149.00	30.00	30.00	180.00	0.00	2554.00	149.00	0.00
9	A	2604.00	149.00	30.00	30.00	180.00	0.00	2604.00	149.00	0.00

2-A-20-TOA



Specifications	
Beam Angle	30°
Length	10"
Width	10"
Height (H)	10"
Weight (W)	10"

Introduction
The modern styling of the D-Series is striking yet understated - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series also has the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater price spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

Ordering Information	EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NJ2AIR2 PIRNN D0BX0
Model	
DSX1	DSX1
LED	LED
Beam Angle	30°
P7	P7
40K	40K
T3M	T3M
MVOLT	MVOLT
SPA	SPA
NJ2AIR2	NJ2AIR2
PIRNN	PIRNN
D0BX0	D0BX0

Ordering Information	
Accessories	
DSX1	DSX1
LED	LED
Beam Angle	30°
P7	P7
40K	40K
T3M	T3M
MVOLT	MVOLT
SPA	SPA
NJ2AIR2	NJ2AIR2
PIRNN	PIRNN
D0BX0	D0BX0

Options

Options	
DSX1	DSX1
LED	LED
Beam Angle	30°
P7	P7
40K	40K
T3M	T3M
MVOLT	MVOLT
SPA	SPA
NJ2AIR2	NJ2AIR2
PIRNN	PIRNN
D0BX0	D0BX0

Drilling

Drilling	
DSX1	DSX1
LED	LED
Beam Angle	30°
P7	P7
40K	40K
T3M	T3M
MVOLT	MVOLT
SPA	SPA
NJ2AIR2	NJ2AIR2
PIRNN	PIRNN
D0BX0	D0BX0

Drilling	
DSX1	DSX1
LED	LED
Beam Angle	30°
P7	P7
40K	40K
T3M	T3M
MVOLT	MVOLT
SPA	SPA
NJ2AIR2	NJ2AIR2
PIRNN	PIRNN
D0BX0	D0BX0

Photometric Diagrams	
DSX1	DSX1
LED	LED
Beam Angle	30°
P7	P7
40K	40K
T3M	T3M
MVOLT	MVOLT
SPA	SPA
NJ2AIR2	NJ2AIR2
PIRNN	PIRNN
D0BX0	D0BX0

Options

Options	
DSX1	DSX1
LED	LED
Beam Angle	30°
P7	P7
40K	40K
T3M	T3M
MVOLT	MVOLT
SPA	SPA
NJ2AIR2	NJ2AIR2
PIRNN	PIRNN
D0BX0	D0BX0

Drilling

Drilling	
DSX1	DSX1
LED	LED
Beam Angle	30°
P7	P7
40K	40K
T3M	T3M
MVOLT	MVOLT
SPA	SPA
NJ2AIR2	NJ2AIR2
PIRNN	PIRNN
D0BX0	D0BX0

Drilling	
DSX1	DSX1
LED	LED
Beam Angle	30°
P7	P7
40K	40K
T3M	T3M
MVOLT	MVOLT
SPA	SPA
NJ2AIR2	NJ2AIR2
PIRNN	PIRNN
D0BX0	D0BX0



2-A-20-TOA



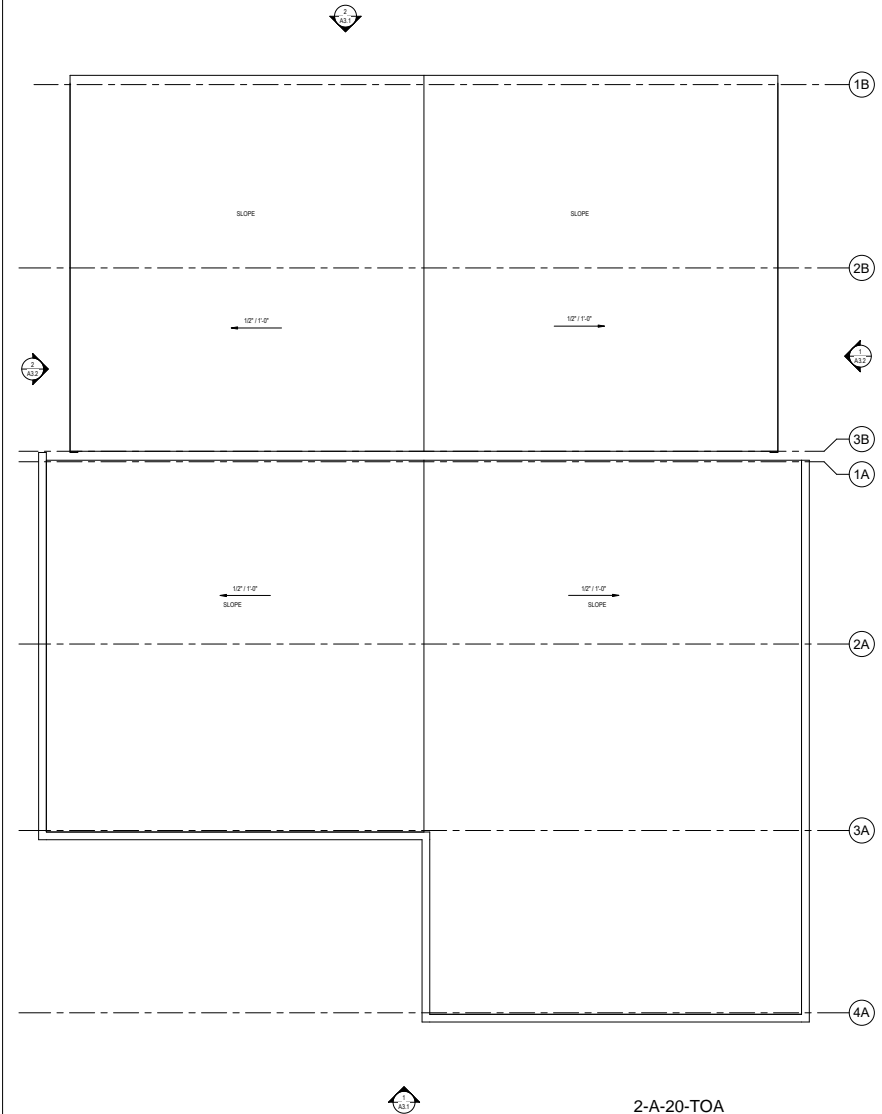
Project Phase: Schematic Design

Issue Date: 12.31.19

[illegible]

Job Number: 18107.00
First Floor Plan

A1.1



2-A-20-TOA



CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Mary Rudell

Date Filed: 1-3-2020 Fee Paid: 150.00 File Number: 2-A-20-T04

Map Number: 089 Zoning District: BP / TO

Jurisdiction: ☐ City ☐ Councilmanic District ☒ County 6 Commission District

PROPERTY INFORMATION

ADDRESS: 10770 Faith Promise Lane

STREET NUMBER AND NAME

GENERAL LOCATION: 1/5 Pellissippi Pkwy, 3/5 Horseshoe Bend Lane

PARCEL NUMBER(S): 089 22301

SIZE OF TRACT: 1.3 Acres (60.96 acres) ☒ ACRES ☐ SQUARE FEET

PURPOSE OF REQUEST

☒ BUILDING PERMIT — New Construction Administration

☐ BUILDING PERMIT — Expansion or Renovation

☐ BUILDING PERMIT — Grading Plan

☐ REZONING

From: _____

To: _____

☐ SIGNAGE

☐ ZONING VARIANCE — (Describe and give reason)

Previous File 1-A-19-T0B
(2-A-19-UR)

NOTE: Four (4) copies of all plan materials are required to process the application. Please check all that apply:

☒ DEVELOPMENT PLAN

☒ BUILDING ELEVATIONS

☒ FLOOR PLAN

☒ LANDSCAPE PLAN WITH SCHEDULE

☐ SIGNAGE PLAN

☒ OFF-STREET PARKING PLAN

☐ OTHER:

APPLICATION CORRESPONDENCE — All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Mary Rudell Phone: 865-523-5001 Fax: _____

Mailing Address: 414 Clinch Avenue Knoxville, TN 37902

APPLICATION AUTHORIZATION — I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Mary Rudell

PLEASE PRINT

Name: Mary Rudell Phone: 865-523-5001 Fax: _____

Mailing Address: 414 Clinch Avenue Knoxville, TN 37902

APPLICATION ACCEPTANCE — Staff Member who accepted this application:

Thomas Buckler

