

Applicant: DAMON FALCONNIER FALCONNIER DESIGN CO.

Request: BUILDING PERMIT

Meeting Date: 8/8/2022

Address: 0 Valley Vista Rd.

Map/Parcel Number: 103 12011

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

Existing Zoning: PC (k) (Planned Commercial) / TO (Technology Overlay)

Proposed Zoning: N/A

Existing Land Use: Vacant land

Proposed Land Use: Church

Appx. Size of Tract: 10.55 acres

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

Surrounding Zoning and Land Uses: North: PC (k) (Planned Commercial) / TO (Technology Overlay) - Office building and vacant land

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

East: Pellissippi Parkway right-of-way

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

Comments:

- 1) The applicant intends to build 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.
- 2) 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.
- 3) The site is located on the east side of Valley Vista Road south of its intersection with Hardin Valley Road.
- 4) 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.
- 5) 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.

6) 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.

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

9) 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 is requesting a waiver from this requirement.

10) The proposed landscape plan is in compliance with the Design Guidelines.

11) Exterior lighting consists of 15 light poles scattered through the parking area. All fixtures and lighting levels are in compliance with Design Guidelines.

12) Building facades will feature accents of manufactured stone veneer, a fiber cement siding resembling wood, and a smooth finished exterior insulation and finish system (EIFS). The front facade consists entirely of these materials, while the side and rear facades feature metal panels prominently. Metal panels are discouraged, but not prohibited, and the applicant has proposed landscaping along the building foundation to mitigate the use of this material. Once the church is built in Phase 2, the metal panels would be screened further from the street by that building.

13) 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.

**Design Guideline
Conformity:**

With the recommended conditions and approval of the waiver, the proposed development is in conformance with the Design Guidelines.

**Waivers and Variances
Requested:**

N/A

Staff Recommendation:

Staff recommends the following actions on the required waiver from the Design Guidelines:

1) Approve the waiver to exceed the maximum number of parking spaces allowed to accommodate expected use by attendees.

Approve this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

1) Obtaining Planning Commission approval for the proposed development plans; this request is on the August 11, 2022 Planning Commission Agenda.

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

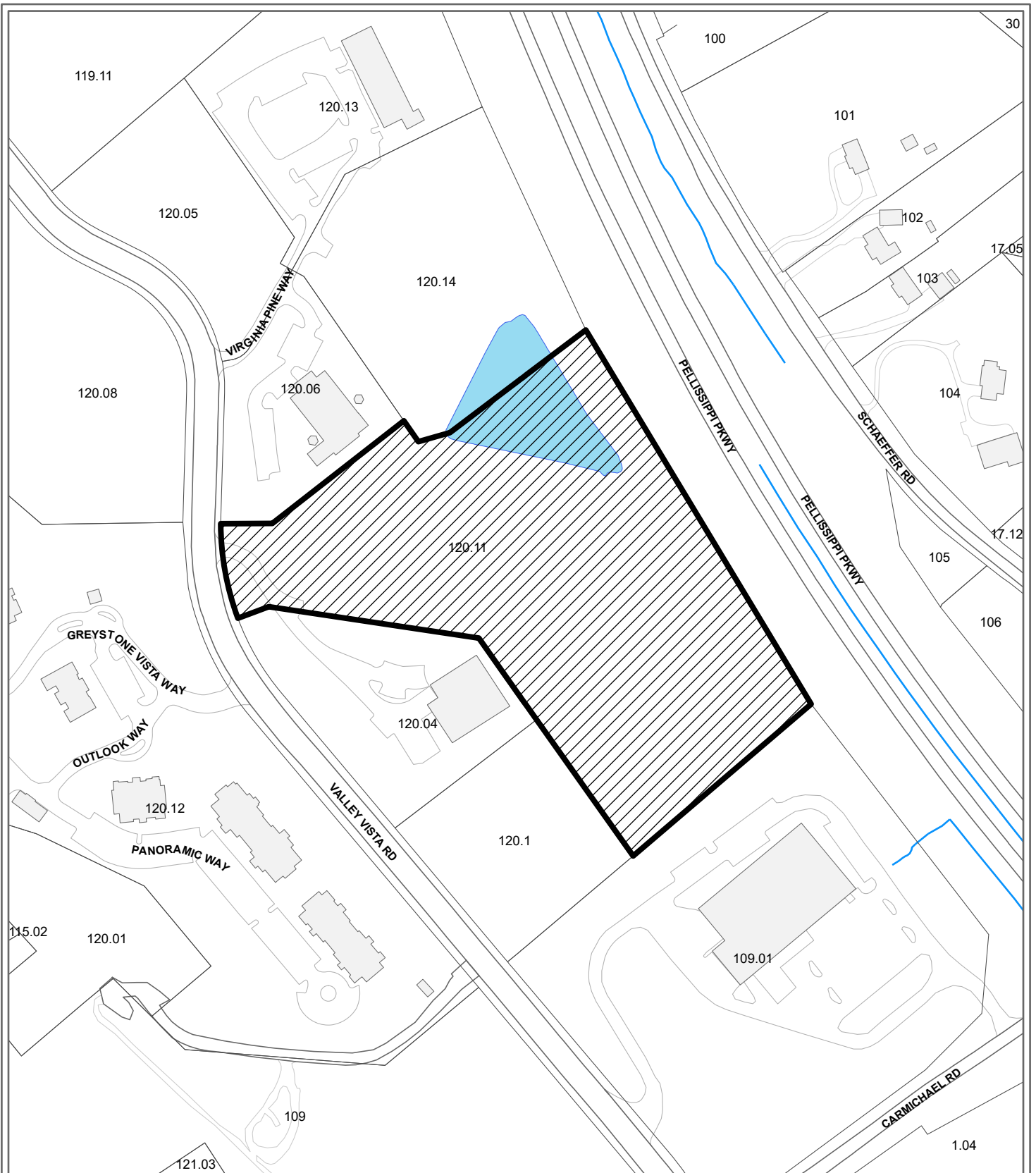
3) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

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.

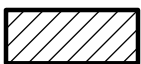
6) Meeting all applicable requirements of the Knox County Zoning Ordinance.

7) Obtaining approval of signage in a separate application at a future time.



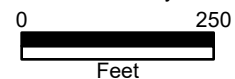
**8-A-22-TOB
CERTIFICATE OF APPROPRIATENESS**

Petitioner: Damon Falconnier Falconnier
Design Co.

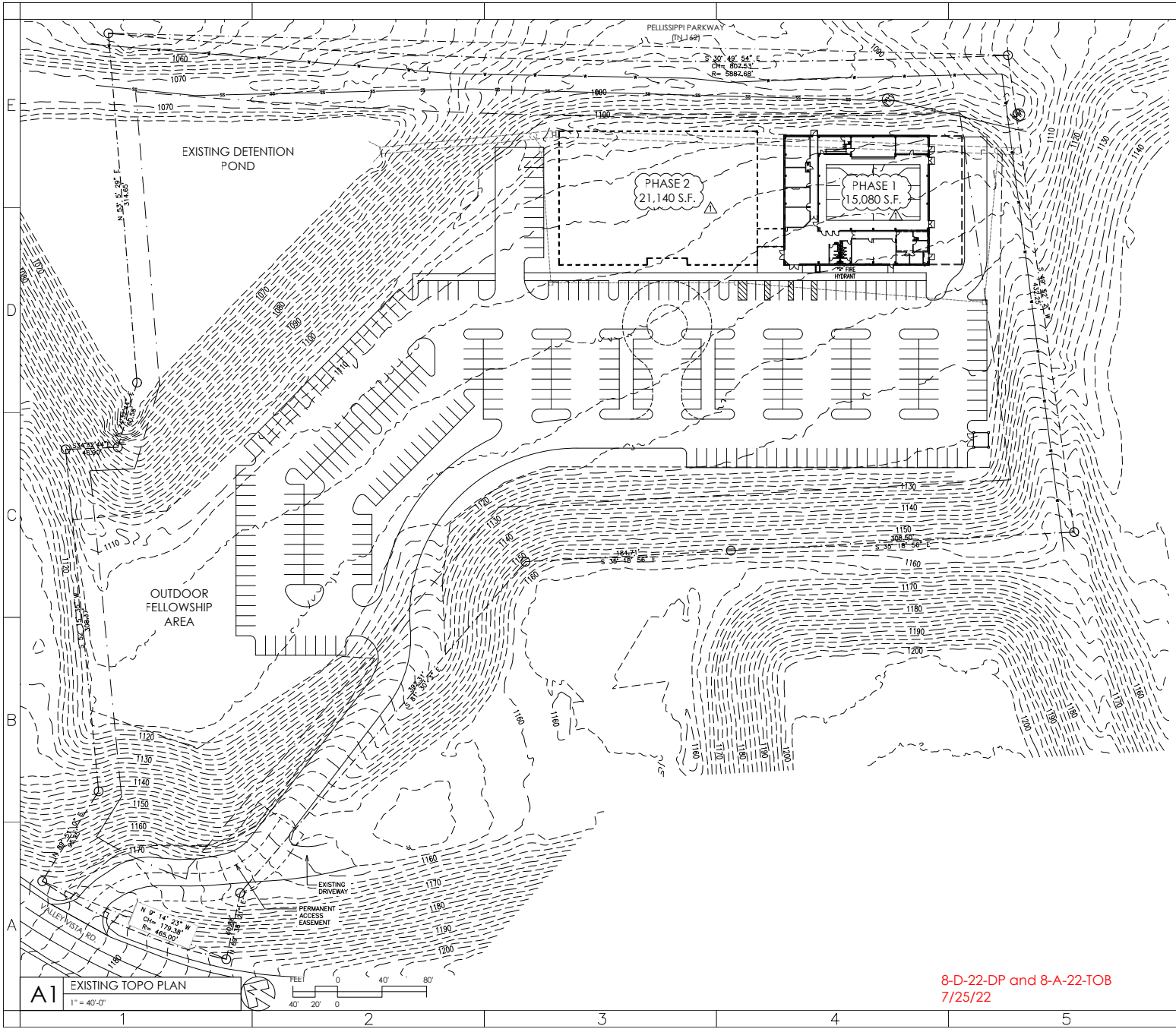


Purpose of Request: Building Permit

Map No: 103
Jurisdiction: County



Original Print Date: 7/18/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



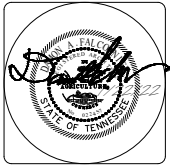
A1 EXISTING TOPO PLAN
1" = 40'-0"

8-D-22-DP and 8-A-22-TOB
7/25/22

TOPOGRAPHY PREPARED BY:
BELGIUM HOCHMUELLER & ASSOCIATES, INC.
10330 HARDIN VALLEY ROAD - KNOXVILLE, TN - 37932
865-690-6419
AND
LAND DEVELOPMENT SOLUTIONS
310 SHIMMERS ROAD - SUITE K
KNOXVILLE, TN 37922
365-671-2281

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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**

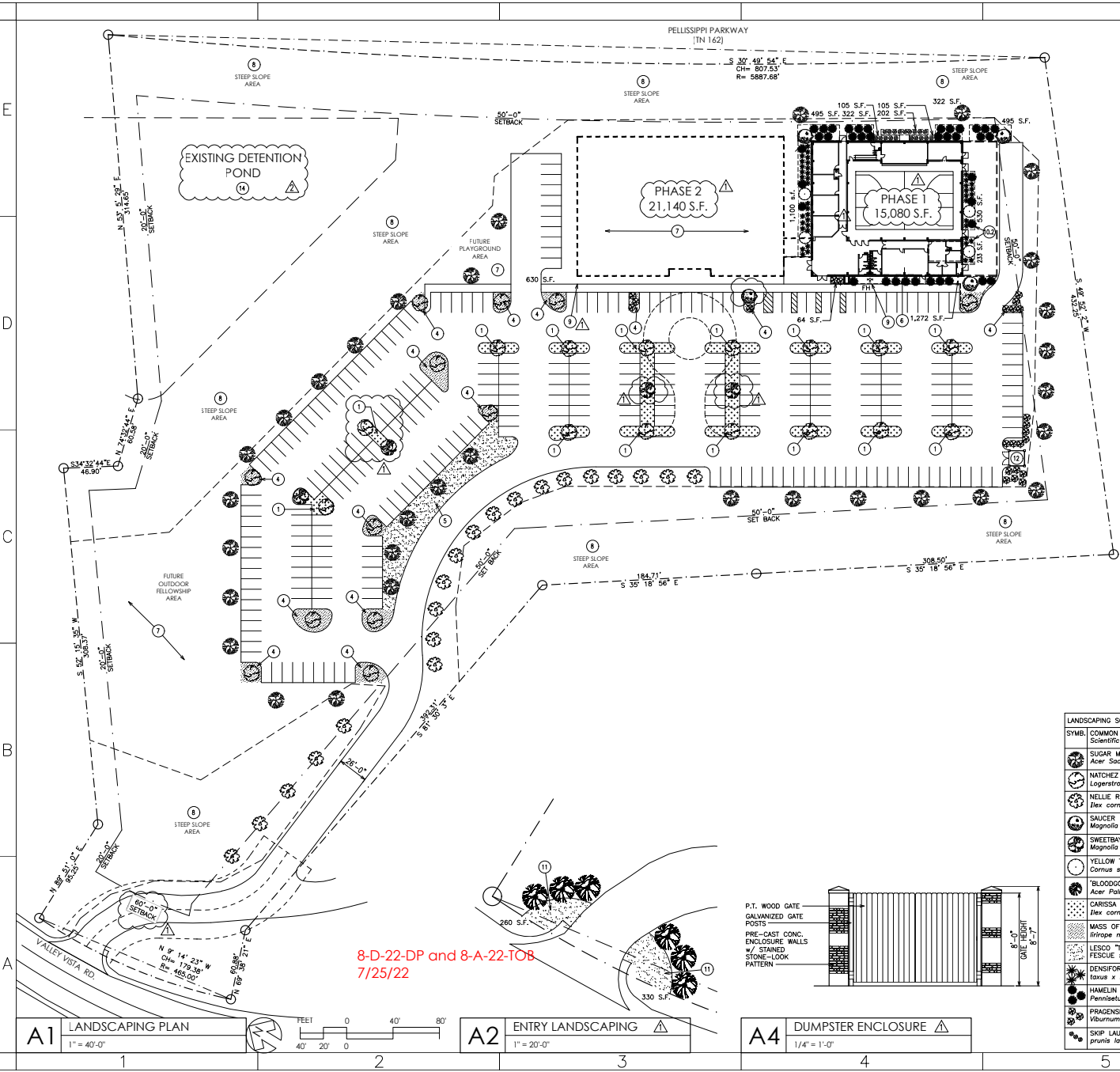
IMMANUEL CHURCH
VALLEY VISTA ROAD
KNOXVILLE, TN 37932

**EXISTING
TOPOGRAPHICAL
PLAN**

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FILE:	2022-049

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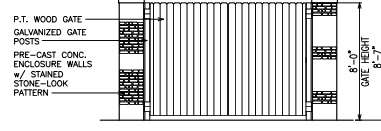


- LANDSCAPE PLAN NOTES:**
- TYPICAL ISLAND LANDSCAPING: 11 CARISSA HOLLY, TREES AS INDICATED.
 - NOT USED
 - PARTIAL ISLAND, 8 CARISSA HOLLY
 - LANDSCAPED PENINSULAS: LIRIROPE, 4" MATCH DENSITY OF "CIRCLE" SEE NOTE 2 ABOVE.
 - GRASS AREAS.
 - BEDS AT BUILDING: LIRIROPE, 4", MATCH DENSITY OF CIRCLE, SEE NOTES 2 ABOVE.
 - SEED AND STRAW "PHASE 2" AREA, "OUTDOOR FELLOWSHIP AREA" AND "FUTURE PLAYGROUND AREA" TO ACHIEVE UNIFORM DENSE LAWN.
 - STEEP SLOPE AREAS ARE EXISTING TO REMAIN. CLEAN OUT ANY UNDESIRABLE WEED PLANTS AND STABILIZE AS REQUIRED. EXISTING VEGETATION TO REMAIN WHERE POSSIBLE.
 - FRONT ELEVATIONS HAVE 2,210 S.F. x 0.5 = 1,105 S.F. OF LANDSCAPING BEDS. PROVIDED: FRONT: 1,272 x 1,105
 - SIDE ELEVATIONS HAVE 1,477 S.F. x 0.5 = 1,934(2+739)
 - 10.1. NORTH SIDE: 1100 > 739
 - 10.2. SOUTH SIDE: 763 > 739
 11. ENTRY AREAS WITH LIRIROPE, 4"
 12. PRE-CAST CONCRETE STONE-LOOK DUMPSTER ENCLOSURE w/ WOOD GATE. SEE A4 THIS SHEET.
 13. PARKING AREA PLANTINGS:
 - 13.1. PARKING AREA TOTAL: 123,719 S.F.
 - 13.2. 5% OF PARKING AREA: 6,186 S.F.
 - 13.3. TOTAL LANDSCAPING PLANTING BED AREAS:
 - 13.3.1. BUILDING AREAS: 4,898
 - 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:**
- PROPERTY LINES ARE BASED ON SURVEY PROVIDED BY OWNER. SEE CIVIL DRAWINGS FOR METES AND BOUNDS.
 - TOTAL SITE AREA IS 10.55 ACRES.
 - SITE IS GOVERNED BY THREE OVERLAPPING SETS OF GUIDELINES, THE MOST STRINGENT IN EACH CASE SHALL GOVERN:
 - 3.1. KNOX COUNTY ZONING ORDINANCE
 - 3.2. TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY
 - 3.3. VISTA DEL MONTE DEVELOPMENT GUIDELINES
 - DEVELOPED AREA SHALL HAVE LANDSCAPING TO CONFORM TO ALL APPLICABLE CODES AND STANDARDS
 - TREE AND PLANT SCHEDULES ARE INCLUDED IN THE LANDSCAPING DESIGN.
 - THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS WITHIN THE LIMITS OF DEVELOPMENT IN THIS SITE.
 - THERE IS TO BE NO CLEARING WITHIN THE REQUIRED LANDSCAPE BUFFER AREA. EXISTING TREES ARE NUMEROUS AND ARE ACCURATE TO MEET LANDSCAPING BUFFER.
 - DETENTION POND MAINTENANCE PLAN:
 - 8.1. AS DIRECTED BY DEVELOPMENT COVENANTS AND RESTRICTIONS, OTHERWISE:
 - 8.1.1. BI-WEEKLY MOWING AND/OR TRIMMING WITH A STRING-LINE TRIMMER.
 - 8.1.2. PRUNING AND SHAPING OF DECORATIVE PLANTS ON A MONTHLY BASIS OR AS PER ACCEPTED HORTICULTURAL PRACTICES.
 - WHERE REQUIRED: SLOPE STABILIZATION FOR SLOPES GREATER THAN 2 1/2:1, INCLUDING SEED MIX APPLICATION, GROUND SURFACE PREPARATION AND ANY REPEAT APPLICATIONS (IF NEEDED) MUST BE INSTALLED BY A PROFESSIONAL WHO IS FAMILIAR WITH THE PROPER MANNER IN WHICH THIS MUST BE COMPLETED IN ORDER TO PROVIDE THE BEST CHANGE OF SUCCESS.
 - FOR SLOPES STEEPER THAN 2 1/2:1, SLOPE STABILIZATION WILL BE REQUIRED TO BE INSTALLED IMMEDIATELY ONCE FINISHED GRADES ARE ACHIEVED.
 - 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	
	SALICER MAGNOLIA <i>Magnolia x soulangeana</i>	3	12-15' SMALL	DECIDUOUS	
	SWEETBAY MAGNOLIA <i>Magnolia virginiana</i>	4	12-15' MEDIUM	DECIDUOUS	
	YELLOW TWIG 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 LIRIROPE; 4" <i>Liriope muscari 'Big Blue'</i>	AS REQ'D	N/A	EVERGREEN	EXACT QUANTITY DETERMINED IN FIELD. SEE LANDSCAPE PLAN NOTE 2.
	LESCO "TRANSITION BEND" TALL FESCUE <i>Festuca arundinacea</i>	5 lbs/1000 S.F.	N/A	N/A	SEE LANDSCAPE PLAN NOTE 7.
	DENSIFORMIS YEW <i>Taxus x media 'densiformis'</i>	66	N/A	EVERGREEN	
	HAMELIN DWARF FOUNTAIN GRASS <i>Pennisetum alopecuroides 'Hamelin'</i>	82	N/A	DECIDUOUS	
	PRAGENSE VIRBURNUM <i>Viburnum x pragnense</i>	15	N/A	EVERGREEN	
	SKIP LAUREL <i>prunif. laurocerasus</i>	19	N/A	EVERGREEN	



8-D-22-DP and 8-A-22-TOB
7/25/22

A1 LANDSCAPING PLAN
1" = 40'-0"

A2 ENTRY LANDSCAPING
1" = 20'-0"

A4 DUMPSTER ENCLOSURE
1/4" = 1'-0"

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JOHN DRAFTS LTD. SCAPES

865-679-4899

TTODA 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

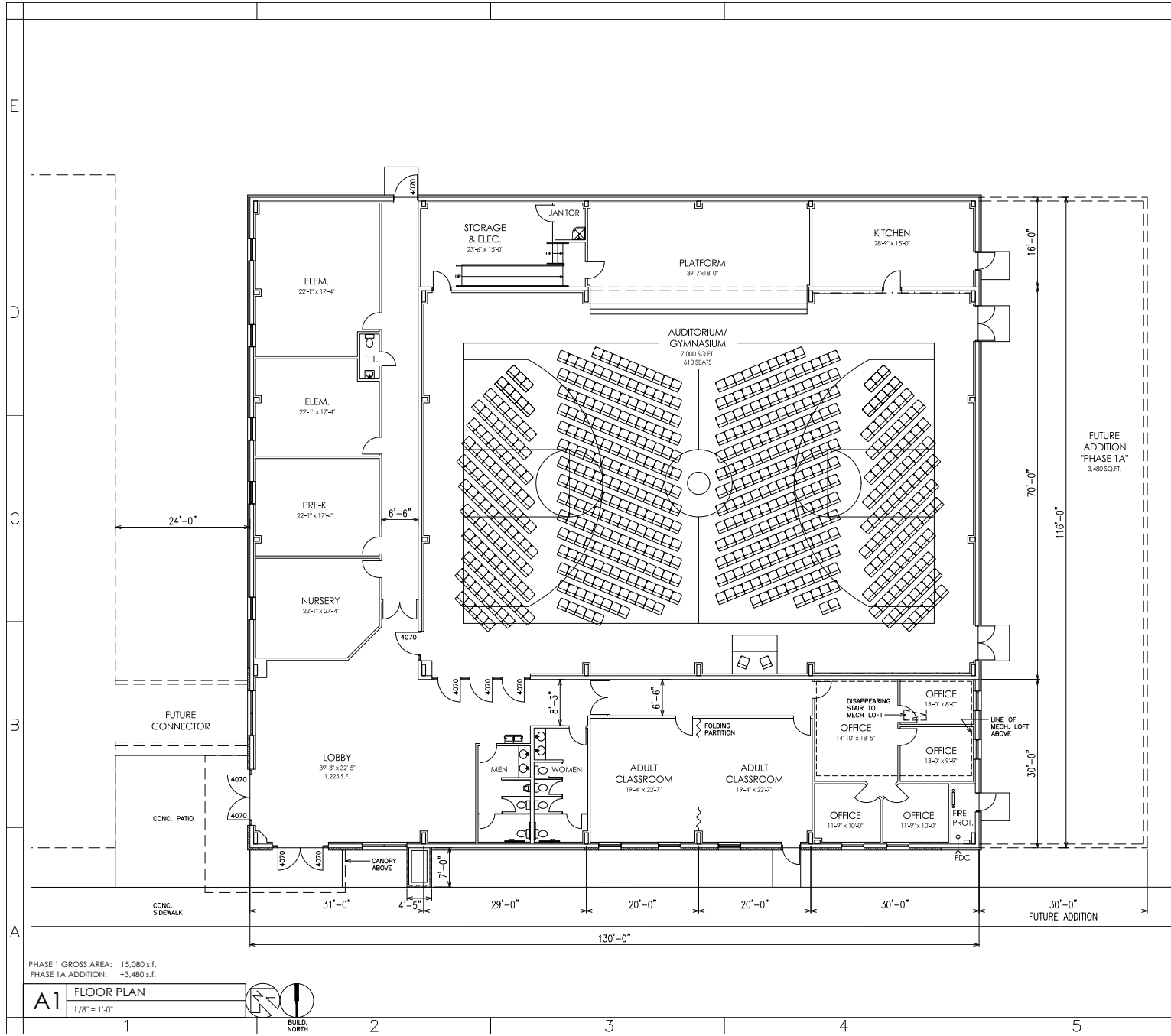
LANDSCAPING PLAN

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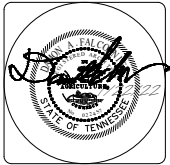
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ISSUED: 06/27/22
REVISION(S):
A 07/18/22 A 07/22/22

FILE: 2022-049

C-110



CODE DATA
 CODE DATA IS FOR "PHASE 1" ONLY.
 MUNICIPAL JURISDICTION: KNOX COUNTY, TN
 CODE ADMINISTRATION: FIRE PREVENTION BUREAU
 APPLICABLE CODES:
 2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL PLUMBING CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL FUEL GAS CODE
 2018 INTERNATIONAL ENERGY CODE
 2018 INTERNATIONAL FIRE CODE
 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
 2018 NFPA 101 LIFE SAFETY CODE
 2017 NFPA 70 NATIONAL ELECTRIC CODE
 OR LATEST ADOPTED CODE
 2010 ADA/2009 ANSI 117.1 ACCESSIBILITY
 KNOX COUNTY ZONING ORDINANCE
 TN TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY
 OCCUPANCY GROUP: "A-3" ASSEMBLY, RELIGIOUS WORSHIP
 CONSTRUCTION TYPE: III-B, SPRINKLERED
 ALLOWABLE GROSS:
 15,000 GROSS S.F. ACTUAL 1st FLOOR
 PROVISION FOR 3,480 S.F. ADDITION
 (18,500 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)
 OCCUPANT LOAD (AUDITORIUM):
 SEATING AREA: 6,812 S.F. ÷ 7 S.F./PERSON = 973
 PLATFORM: 696 S.F. ÷ 15 S.F./PERSON = 46
 TOTAL: 1019
 CHAIRS: 610
 DESIGN CAPACITY: 625
 TABLES & CHAIRS: 6,812 ÷ 15 S.F./PERSON = 454
 MEANS OF EGRESS:
 5 PROVIDED
 FIRE ALARM:
 REQUIRED, WITH SPRINKLER MONITORING
 PLUMBING (ASSUMES FINAL CONFIGURATION):
 454 ÷ 2 = 227 MEN, 227 WOMEN
 WOMEN WC 1 PER 150, 227 ÷ 150 = 2 (UP TO 2/3
 OF REQUIRED WC CAN BE URINALS)
 ENTRY/EXIT DOORS:
 DOOR SIZES ARE LISTED IN FEET AND INCHES
 "600" 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 &
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 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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8-D-22-DP and 8-A-22-TOB
 7/25/22

A-100

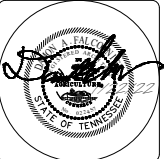
PHASE 1 GROSS AREA: 15,080 s.f.
 PHASE 1A ADDITION: +3,480 s.f.

A1 FLOOR PLAN
 1/8" = 1'-0"

8-D-22-DP and 8-A-22-TOB
7/25/22



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TENNESSEE TECHNOLOGY
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KNOX PLANNING
3-E-21-UR Immanuel
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MULTI-PURPOSE
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IMMANUEL CHURCH
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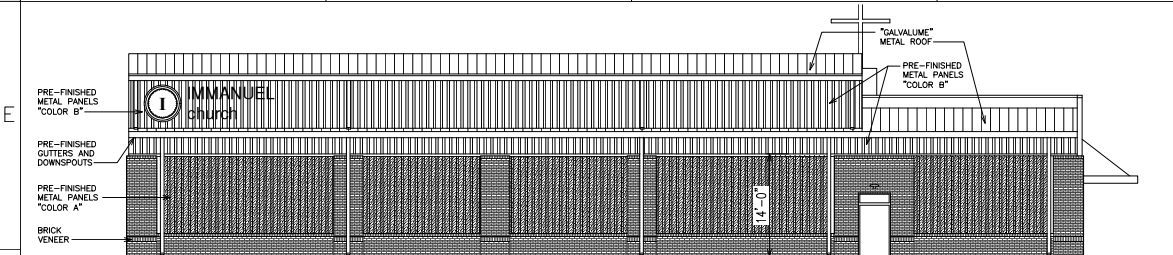
"PHASE 1"
ELEVATIONS
& ROOF PLAN
OPTION 4

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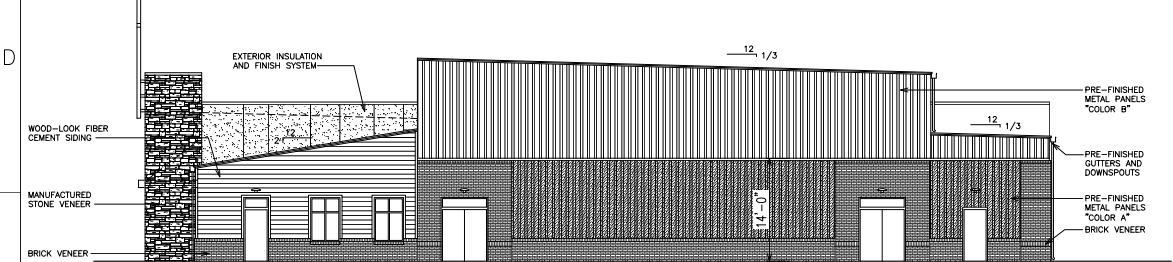
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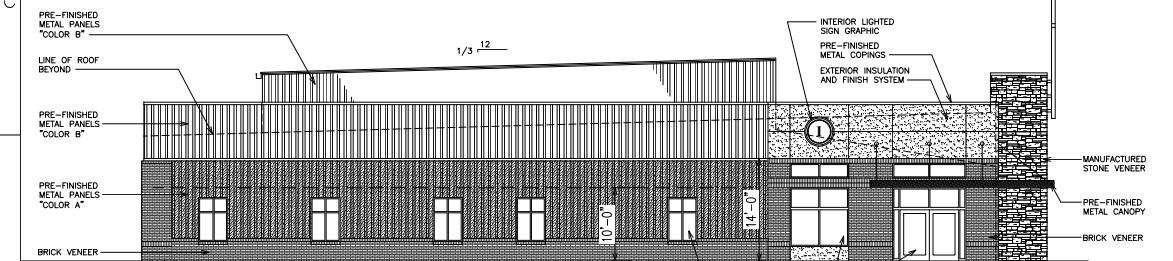
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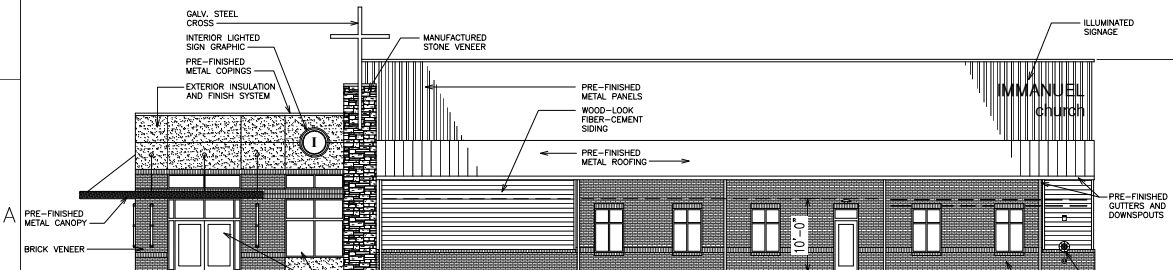
D1 REAR (NORTH)
1/8" = 1'-0"



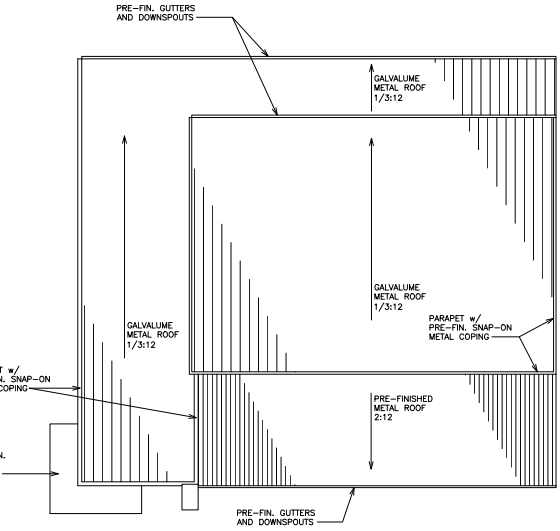
C1 RIGHT (EAST) ELEVATION
1/8" = 1'-0"



B1 LEFT (WEST) ELEVATION
1/8" = 1'-0"

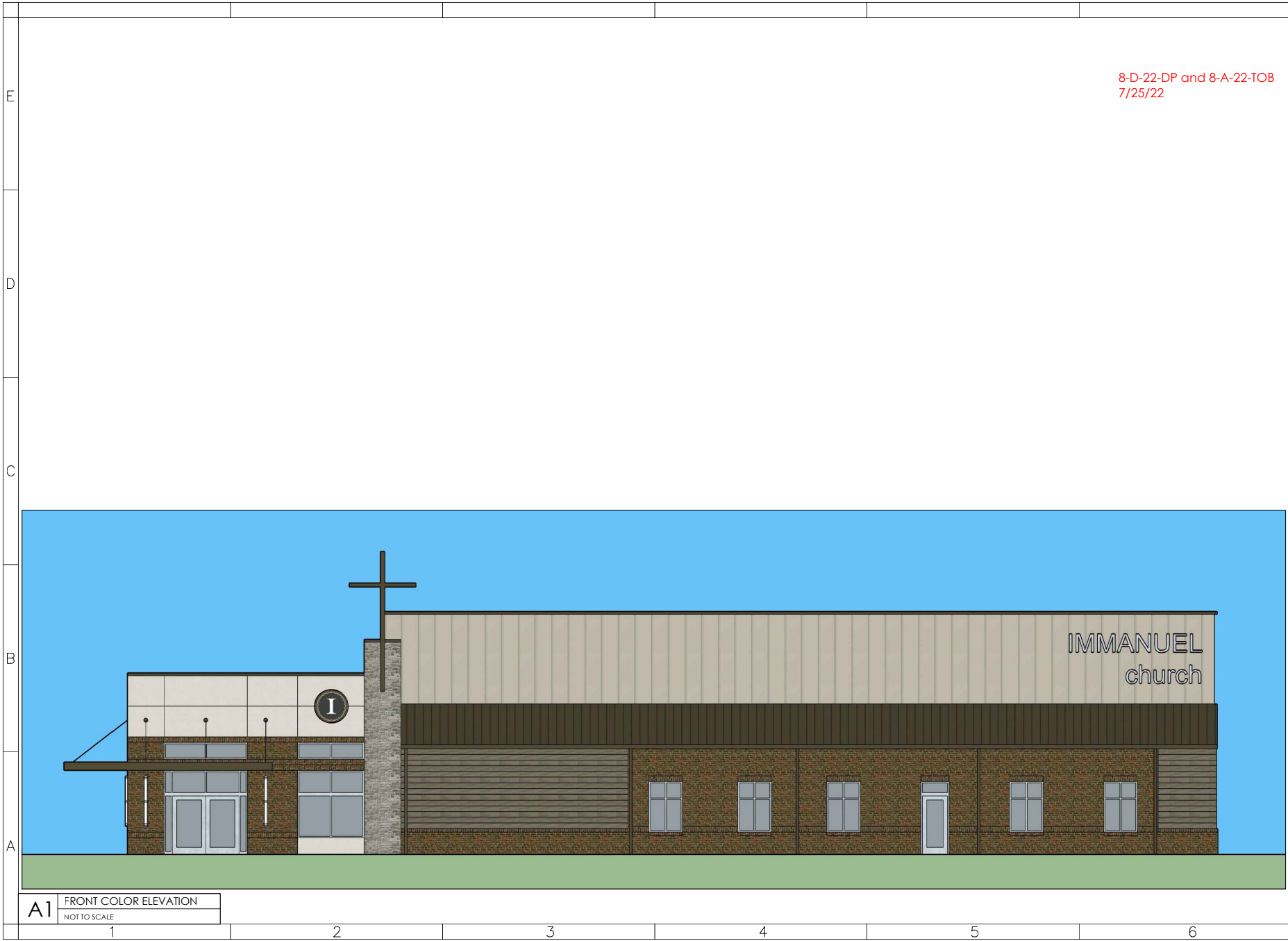


A1 FRONT (SOUTH) ELEVATION
1/8" = 1'-0"



A3 ROOF PLAN
1/16" = 1'-0"

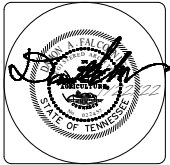
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8-D-22-DP and 8-A-22-TOB
7/25/22

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3-E-21-UR_Immanuel
Church

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"PHASE 1"
COLOR
ELEVATION

OPTION 4

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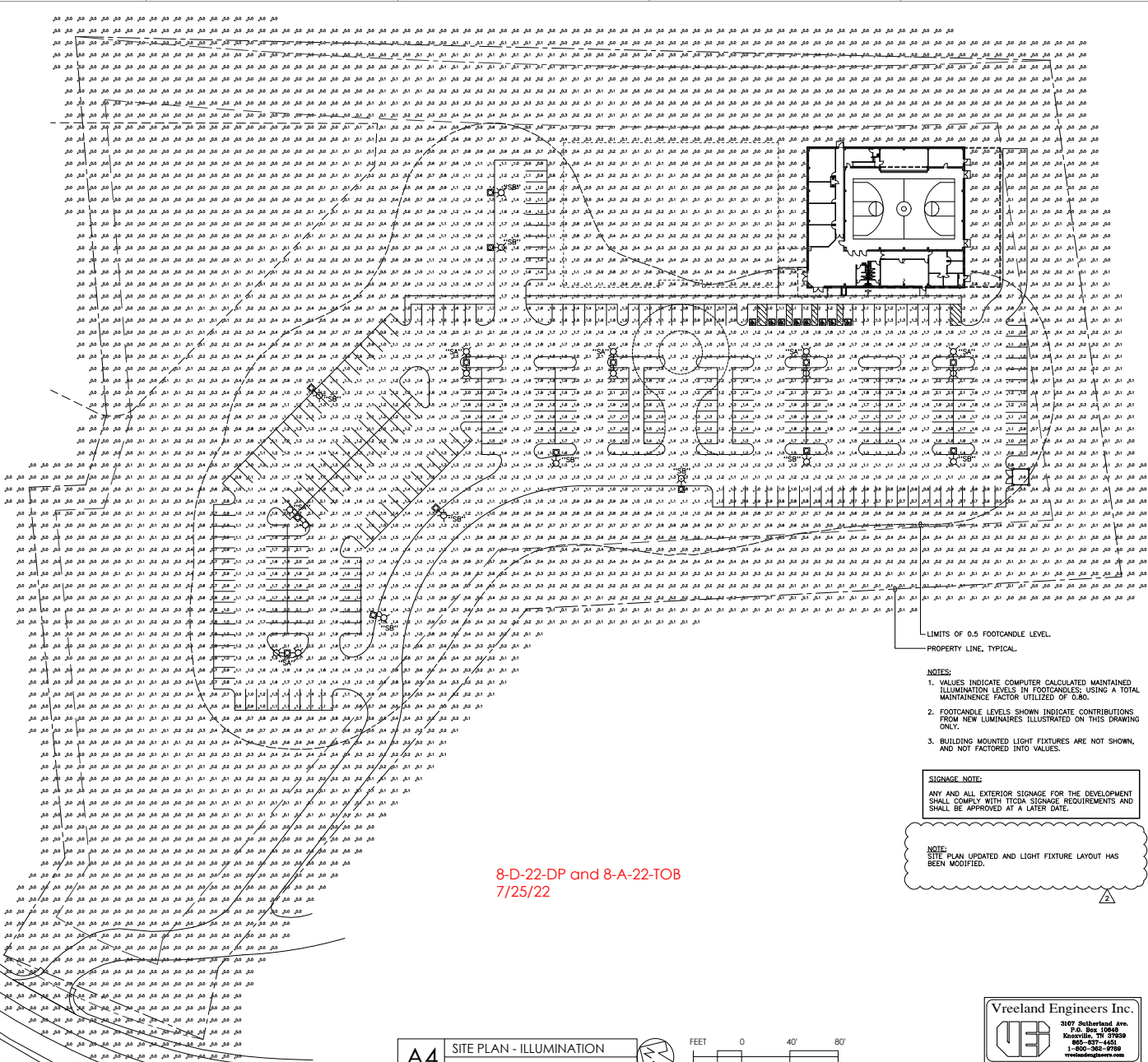
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A1 FRONT COLOR ELEVATION
NOT TO SCALE

A-201

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D
C
B
A

ES-101 - Immanuel Church - Site Illumination.dwg
 AUCS: 07/25/22 - 3:55 PM 1621016(0)



8-D-22-DP and 8-A-22-TOB
 7/25/22

- NOTES:**
- VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCANDLES, USING A TOTAL MAINTENANCE FACTOR UTILIZED OF 0.80.
 - FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LUMINAIRES ILLUSTRATED ON THIS DRAWING ONLY.
 - BUILDING MOUNTED LIGHT FIXTURES ARE NOT SHOWN, AND NOT FACTORED INTO VALUES.

SIGNAGE NOTE:
 ANY AND ALL EXTERIOR SIGNAGE FOR THE DEVELOPMENT SHALL COMPLY WITH TCOA SIGNAGE REQUIREMENTS AND SHALL BE APPROVED AT A LATER DATE.

NOTE:
 SITE PLAN UPDATED AND LIGHT FIXTURE LAYOUT HAS BEEN MODIFIED.

FALCONNIER DESIGN COMPANY
 4622 Chambliss Avenue
 Knoxville, TN 37919
 Phone: 865.584.7668
 Fax: 865.584.3139
 falconier@gmail.com
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TTEDA 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 - ILLUMINATION

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DRAWN BY:	VEI
CHECKED BY:	HD
ISSUED:	2-1-21
REVISION(S):	
	Δ 2-22-21 Δ 6-27-22
	Δ 07/22/22
FILE:	2022-049

Vreeland Engineers Inc.
 3107 Sutherland Ave.
 P.O. Box 10848
 Knoxville, TN 37938
 865-597-4455
 1-800-986-9769
 vreelandengineers.com

A4 SITE PLAN - ILLUMINATION
 1" = 40'-0"



1 2 3 4 5 6

ES-101



Specifications
 EPA
 (90°F)
 Length:
 Width:
 Height:
 Weight:

0.87 Ft (0.26 m)
 21.8" (5.54 m)
 13.7" (3.48 m)
 3.0" (7.62 m) (Main Body)
 7.2" (1.84 m) (Arm)
 22.0 lbs (10.0 kg)

Introduction
 The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.
 The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm allows adjustable integral splitter and other mounting configurations are available.

Ordering Information EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DOBXD

Code	Part Number	ARM	SHIELD	MVOLT	SPA	Notes
RSX103	P1	30K	XXXX	R3	XXXX	SPA Super pole mounting (17' max. 5/8" dia. 1.4 1/8" x 1.4 1/8" x 1.4 1/8" x 1.4 1/8")
	P2	40K	XXXX	R3	XXXX	SPA Super pole mounting (17' max. 5/8" dia. 1.4 1/8" x 1.4 1/8" x 1.4 1/8" x 1.4 1/8")
	P3	30K	XXXX	R3	XXXX	SPA Super pole mounting (17' max. 5/8" dia. 1.4 1/8" x 1.4 1/8" x 1.4 1/8" x 1.4 1/8")
	P4	30K	XXXX	R3	XXXX	SPA Super pole mounting (17' max. 5/8" dia. 1.4 1/8" x 1.4 1/8" x 1.4 1/8" x 1.4 1/8")

Shipping Method

RS	House side shield	SHSD	House Side Shield
RS	External glare shield	ESGD	External Glare Shield
RS	External 360 full visor	ES360	External 360 Full Visor

LITHONIA LIGHTING
 2020 Lithonia Way • Conley, Georgia 30123 • Phone: 1-800-705-8278 • www.lithonia.com
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Ordering Information

Code	Part Number	ARM	SHIELD	MVOLT	SPA	Notes
RSX103	P1	30K	XXXX	R3	XXXX	SPA Super pole mounting (17' max. 5/8" dia. 1.4 1/8" x 1.4 1/8" x 1.4 1/8" x 1.4 1/8")
	P2	40K	XXXX	R3	XXXX	SPA Super pole mounting (17' max. 5/8" dia. 1.4 1/8" x 1.4 1/8" x 1.4 1/8" x 1.4 1/8")
	P3	30K	XXXX	R3	XXXX	SPA Super pole mounting (17' max. 5/8" dia. 1.4 1/8" x 1.4 1/8" x 1.4 1/8" x 1.4 1/8")
	P4	30K	XXXX	R3	XXXX	SPA Super pole mounting (17' max. 5/8" dia. 1.4 1/8" x 1.4 1/8" x 1.4 1/8" x 1.4 1/8")



Pole/Mounting Information
 Accessories including ball hems, cross arms and other options are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

Round Tension Mount - Pole Top Slitters

Slitter	Part Number	1/2" Dia.	3/4" Dia.	1" Dia.	1 1/4" Dia.	1 1/2" Dia.	2" Dia.	3" Dia.
1/2"	RS101	RS102	RS103	RS104	RS105	RS106	RS107	RS108
3/4"	RS109	RS110	RS111	RS112	RS113	RS114	RS115	RS116
1"	RS117	RS118	RS119	RS120	RS121	RS122	RS123	RS124
1 1/4"	RS125	RS126	RS127	RS128	RS129	RS130	RS131	RS132
1 1/2"	RS133	RS134	RS135	RS136	RS137	RS138	RS139	RS140
2"	RS141	RS142	RS143	RS144	RS145	RS146	RS147	RS148
3"	RS149	RS150	RS151	RS152	RS153	RS154	RS155	RS156

Drill/Slide Location by Configuration Type

Configuration	Slide	Slide A	Slide B	Slide C	Slide D	Slide E	Slide F	Slide G	Slide H
Slide	Slide	Slide	Slide	Slide	Slide	Slide	Slide	Slide	Slide

RSX1 - Luminaire EPA

Part Number	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	3"
RS101	100	120	150	180	220	270	330
RS102	100	120	150	180	220	270	330
RS103	100	120	150	180	220	270	330
RS104	100	120	150	180	220	270	330
RS105	100	120	150	180	220	270	330
RS106	100	120	150	180	220	270	330
RS107	100	120	150	180	220	270	330
RS108	100	120	150	180	220	270	330
RS109	100	120	150	180	220	270	330
RS110	100	120	150	180	220	270	330
RS111	100	120	150	180	220	270	330
RS112	100	120	150	180	220	270	330
RS113	100	120	150	180	220	270	330
RS114	100	120	150	180	220	270	330
RS115	100	120	150	180	220	270	330
RS116	100	120	150	180	220	270	330
RS117	100	120	150	180	220	270	330
RS118	100	120	150	180	220	270	330
RS119	100	120	150	180	220	270	330
RS120	100	120	150	180	220	270	330
RS121	100	120	150	180	220	270	330
RS122	100	120	150	180	220	270	330
RS123	100	120	150	180	220	270	330
RS124	100	120	150	180	220	270	330
RS125	100	120	150	180	220	270	330
RS126	100	120	150	180	220	270	330
RS127	100	120	150	180	220	270	330
RS128	100	120	150	180	220	270	330
RS129	100	120	150	180	220	270	330
RS130	100	120	150	180	220	270	330
RS131	100	120	150	180	220	270	330
RS132	100	120	150	180	220	270	330

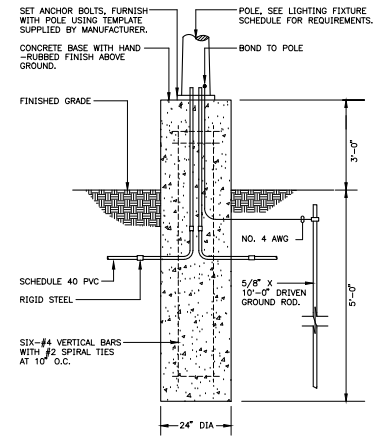
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A2 LIGHTING FIXTURE CUT SHEET
 NO SCALE

SITE LIGHTING FIXTURE SCHEDULE

DESIGNATION	QUANTITY	DELIVERED LUMENS	COLOR TEMPERATURE	POLE DESCRIPTION: MATERIAL, SHAPE, HEIGHT ABOVE FINISHED GRADE				DESCRIPTION: SHIELDING, TYPE, MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM			REMARKS
				ALUMINUM	STEEL	ROUND	SQUARE		COMPANY	POLE CATALOG NO.	LUMINAIRE CATALOG NO.	
8-A	133 EACH	16,796	4000 K	•	•	•	30 FT.	DIE-CAST ALUMINUM, L.E.D., TYPE 'Y' DISTRIBUTION, ARM MOUNTED, 2" Ø 180"	LITHONIA	SSA-27-DM22AS-DOBXD	RSX1LED-P4-40K-R3-MVOLT-SPA-DOBXD	DARK BRONZE FINISH "DOBXD"
8-D	133 EACH	16,796	4000 K	•	•	•	30 FT.	DIE-CAST ALUMINUM, L.E.D., TYPE 'Y' DISTRIBUTION, ARM MOUNTED	LITHONIA	SSA-27-DM1BAS-DOBXD	RSX1LED-P4-40K-R3-MVOLT-SPA-DOBXD	DARK BRONZE FINISH "DOBXD"

D4 SITE LIGHTING FIXTURE SCHEDULE
 NO SCALE



B4 POLE BASE DETAIL
 NO SCALE

NOTE: SHEET RE-ISSUED TO COMPLETE SET.

Vreeland Engineers Inc.
 3107 Sutherland Ave.
 P.O. Box 10848
 Knoxville, TN 37938
 865-897-4455
 1-800-365-9769
 vreelandengineers.com

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 falconier@gmail.com
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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

SCHEDULE, DETAILS

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DRAWN BY: VEI
 CHECKED BY: HD
 ISSUED: 2-1-21
 REVISION(S):
 2-22-21 6-27-22
 6/7/22/22

FILE: 2022-049

ES-102



- | | | |
|------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------|
| <input checked="" type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input type="checkbox"/> REZONING | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION | <input type="checkbox"/> SIGNAGE | <input type="checkbox"/> BOARD REVIEW |
| <input checked="" type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input checked="" type="checkbox"/> ZONING VARIANCE | |

Damon Falconnier

PUBLISHED APPLICANT NAME - no individuals on behalf of -

6/27/2022	8/11/2022	8-A-22-TOB
DATE FILED	MEETING DATE (IF APPLICABLE)	FILE NUMBER

CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- APPLICANT OWNER OPTION HOLDER SURVEYOR ENGINEER ARCHITECT/LANDSCAPE ARCHITECT ATTORNEY

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

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Immanuel Church	1701 Wayside Rd Knoxville TN 379	jared@immanuelknox.org
OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
Valley Vista Road		
PROPERTY ADDRESS		
103 12011	N	10.55
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY

East side of Valley Vista Rd., south of Hardin Valley Rd.	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY
GENERAL LOCATION	6th
PC/TO	DISTRICT
ZONING	MU-SD/HP
Northwest County	SECTOR PLAN LAND USE CLASSIFICATION
PLANNING SECTOR	Vacant land
	EXISTING LAND USE

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
 EXPANSION OR RENOVATION
 GRADING PLAN

- REZONING
 SIGNAGE
 ZONING VARIANCE

PLAN MATERIALS:

- DEVELOPMENT PLAN
 BUILDING ELEVATIONS
 FLOOR PLAN
 LANDSCAPE PLAN
 SIGNAGE PLAN
 OFF-STREET PARKING

OTHER:

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

New construction of multi-purpose church building with parking lot.

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

Request to reduce required parking from 227 spaces (including 7 accessible) to 150 spaces (including 7 accessible)

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- YARD SIGN BUILDING SIGN OTHER SIGN
- AREA: _____ AREA: _____ AREA: _____
HEIGHT: _____ HEIGHT: _____ HEIGHT: _____
FINISH: _____ FINISH: _____ TYPE: _____

STAFF USE ONLY

<input type="checkbox"/> TTCDA Checklist	CODE	CODE	TOTAL
<input type="checkbox"/> Property Owners/Option Holders	FEE	FEE	
	801 \$450.00		\$450.00

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

 Architect 06/27/22

APPLICATION AUTHORIZED BY AFFILIATION DATE

865-584-7868 faldesco@gmail.com

PHONE NUMBER EMAIL

 Michelle Portier 6/28/2022^{MMP}

STAFF SIGNATURE PRINT NAME DATE PAID