



Certificate of Appropriateness For a Building Permit Administrative Review

On January 20, 2022, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Damon Falconnier Falconnier Design Co., hereinafter referred to as the Applicant, on its application filed on January 6, 2023 with Application No. 2-A-23-TOA, this Certificate of Appropriateness for the following described property, 2116 Valley Vista Rd. / Parcel ID 103 12011. This Certificate of Appropriateness is granted to the Applicant for the purpose of a Building Permit. The Applicant agrees that it will comply with all base zoning requirements, all Technology Overlay Zone requirements, the Design Guidelines and the Comprehensive Development Plan in its use of this property, unless specifically varied or altered by the Authority.

This Certificate of Appropriateness will automatically expire three years from the date of the affirmative vote of this Certificate, unless an extension of the Certificate is granted by the Authority upon the request of the Applicant, if construction of the structure or structures on the property has not reached fifty percent (50%) of completion at the end of that three year period.

The Applicant does hereby agree that staff and/or members of the Knox County governmental entities, or the Authority, shall have access to the property at reasonable times to inspect the same for compliance with the requirements of state and local laws and this Certificate of Appropriateness.

The structure or structures to be erected on this property will be erected according to the approved and accepted plans and specifications attached to this Certificate as Attachment No. One, and any changes thereto approved and accepted by the Applicant and the Authority.

APPLICATION APPROVED January 20, 2023, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.**

By its signature hereunto, the Applicant binds itself to all terms and conditions hereof, both for itself, its heirs, and its successors in interest.

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

BY:

Chair N/A (Administrative Review)

Attested to by Michelle Portier

Approval date: 1/20/2022

COA expiration date (3 years): 1/19/2025

Applicant: DAMON FALCONNIER FALCONNIER DESIGN CO.

Request: BUILDING PERMIT

Meeting Date: 2/6/2023

Address: 2116 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: Revision of previously approved plans for a small church complex

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 with conditions) / TO (Technology Overlay) - Agricultural/forestry/vacant and public-quasi public land

South: BP (Business and Technology Park) / TO (Technology Overlay) - Industrial

East: Pellissippi Parkway right-of-way

West: OB (Office, Medical and Related Services), PC (k) (Planned Commercial with conditions) & TO (Technology Overlay) - Multifamily, office, and agricultural/forestry/vacant

Comments:

- 1) The applicant is requesting approval of minor revisions to plans for Phases 1 and 2 of a small church complex that was previously approved by the TTCDA (Cases 3-C-21-TOB (Supplemental Building holding expanded fellowship classes) and 8-D-22-DP (Church and offices)).
- 2) Both buildings total 39,700 square feet and the site is 10.55 acres. The proposed plans meet the development intensity metrics (ground area coverage, floor area ratio, and impervious area ratio). The site was graded in its entirety in 2007, so staff considers the site exempt from the Hillside and Ridgetop Protection requirements in Section 1.12 of the Design Guidelines.
- 3) The applicant was granted a waiver to increase the number of parking spaces allowed (Case 8-A-22-TOB), and the number of parking spaces remains the same in the proposed revised plans.
- 4) Proposed modifications included:
 - a. Re-siting the building
 - b. A new parking plan with a reconfigured parking lot
 - c. A new landscaping plan in accordance with the revised site plan
 - d. A new lighting plan in accordance with the revised site plan
 - e. Revised building elevations
 - f. Redistribution of building materials
- 5) All plans remain in accordance with the TTCDA Design Guidelines.
- 6) Signage was not included in 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:**

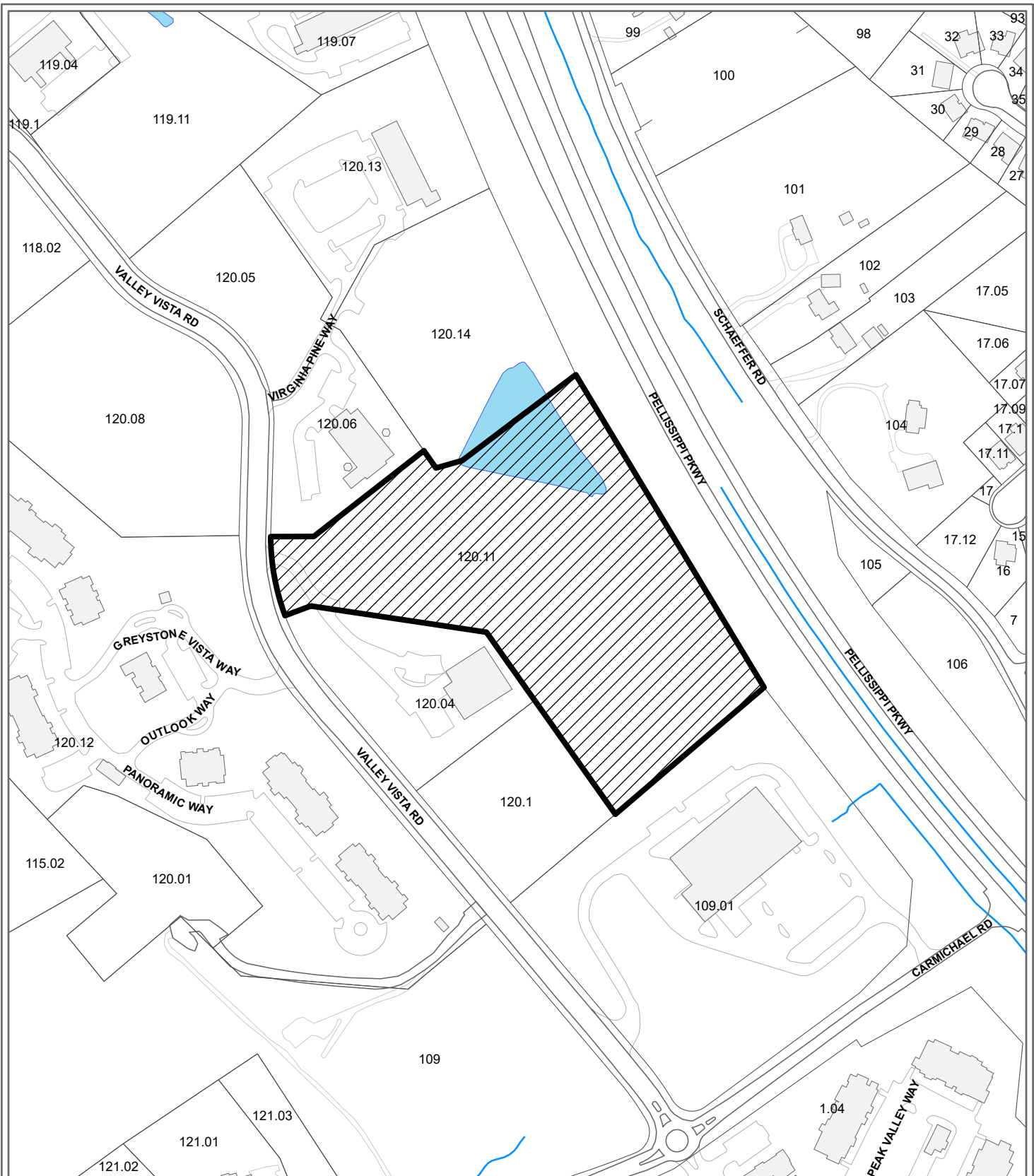
This request is in compliance with the TTCDA Design Guidelines.

**Waivers and Variances
Requested:**

N/A

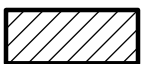
Staff Recommendation:

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1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.



**2-A-23-TOA
CERTIFICATE OF APPROPRIATENESS**

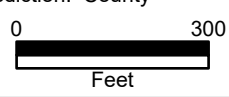
Petitioner: Damon Falconnier Falconnier Design Co.

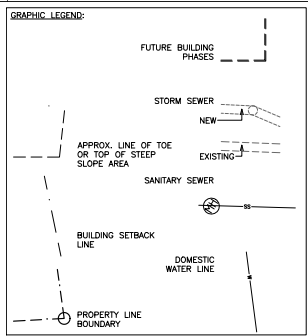
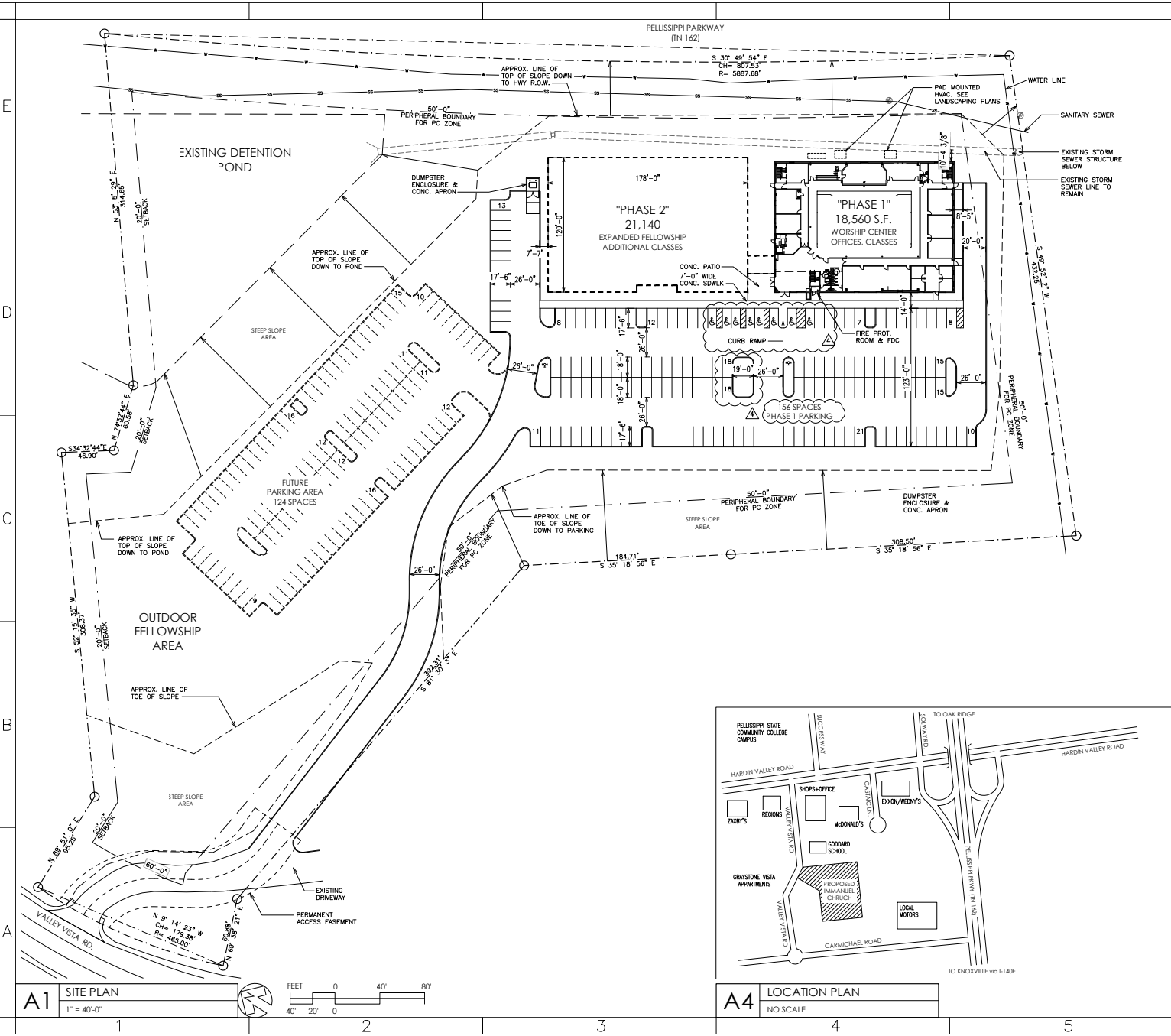


Purpose of Request: Building Permit

Map No: 103
Jurisdiction: County

Original Print Date: 1/17/2023
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY
Meeting Date: 1/20/2023
(Administrative Review)

GENERAL SITE INFORMATION:

MUNICIPAL JURISDICTION:
KNOX COUNTY, TN
TN TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY (TTCCA)
VISTA DEL MONTE DEVELOPMENT ALSO HAS DESIGN GUIDELINES.

ADDRESS: 2116 VALLEY VISTA ROAD

SITE ZONE: PC/TO (PLANNED COMMERCIAL/TECHNOLOGY OVERLAY)

PARCEL ID: 103 12011

WARD: W6

AREA: 10.55 ACRES (459,730 s.f.)

SITE PLAN PREPARED FROM RECORDED PLAT PREPARED BY DANIEL P. HUMPHREYS, RLS AND PUBLICLY AVAILABLE GIS DATA. THIS IS NOT A SURVEY.

PREVIOUS SUBMITTALS:
PHASE 1: 3-C-21-TOB & 3-E-21-LUR
PHASE 2: 8-A-22-TOB & 8-D-22-DP

DEVELOPMENT PHASES:

PHASE 1:
1-STORY BUILDING (WITH PROVISION FOR FUTURE 2ND FLOOR), 18,560 S.F. TYPE III-B, SPRINKLERED
625-SEAT AUDITORIUM/COM. CLASSROOMS, OFFICES, KITCHEN
OPTIONAL 9,030 s.f. UNFINISHED 2ND FLOOR

PHASE 2:
1- OR 2-STORY BUILDING, 21,140 S.F. TYPE III-B,
SPRINKLERED
CLASS ROOMS, OFFICES, FELLOWSHIP SPACE

PARKING:

NOTE: KNOX COUNTY ZONING DEFERS TO TTCCA GUIDELINES. A PREVIOUS VARIANCE WAS GRANTED FOR PHASE 1 PARKING TO ALLOW ADDITIONAL SPACES IN 8-A-22-TOB.

MAXIMUM SPACES: 1 PER 3 AUDITORIUM SEATS
610 + 3 = 203 SPACES

MINIMUM SPACES: 1 PER 4 AUDITORIUM SEATS
610 + 4 = 152 SPACES (156 SHOWN)

TOTAL PHASE 1 AND 2 PARKING SPACES:
280 SPACES

GROUND AREA COVERAGE (GAC):

NOTE: DUE TO PAST SITE DEVELOPMENT, HILL TOP PRESERVATION RULES NO LONGER APPLY.

GROSS SITE AREA: 459,730 s.f.

PHASE 1: 18,560 S.F. + 459,730 S.F. = 4.0%

PHASE 1 & 2: 39,700 S.F. + 459,730 S.F. = 8.6%

FLOOR AREA RATIO (FAR):

ALL PROPOSED BUILDINGS ARE 1-STORY FINISHED IN PHASE 1. TOTAL PROPOSED BUILDING AREA IS 39,700 S.F. WHICH IS 8.6% OF THE AREA OF 10.26 ACRES OR 459,730 S.F. (8.6% < 30%)

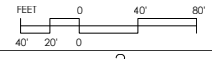
IMPERVIOUS AREA RATIO (IAR):
ASSUMES PARKING BUILD-OUT

PROPOSED IAR (PHASES 1 AND 2):
BUILDING AREAS: 39,700 S.F.
PARKING AREAS: 118,118 S.F. (ALL PHASES)
TOTAL: 39,745 + 118,118 = 157,863 + 459,730 = 34.3%

BUILDING HEIGHT:
MAXIMUM ALLOWABLE HEIGHT: 45 FEET (5.33/07)
PLANNED HEIGHT: 28'-8"

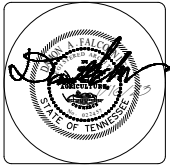
FOR BUILDING CODE INFORMATION, SEE A-100.

A1 SITE PLAN
1" = 40'-0"



A4 LOCATION PLAN
NO SCALE

FALCONNIER DESIGN COMPANY
4622 Chambliss Avenue
Knoxville, TN 37919
Phone: 865.584.7868
Fax: 865.584.3139
falconnier@gmail.com
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TTCCA CASE # 2-A-23-TOA
TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY & VISTA DEL MONTE DESIGN DEVELOPMENT GUIDELINES

MULTI-PURPOSE BUILDING

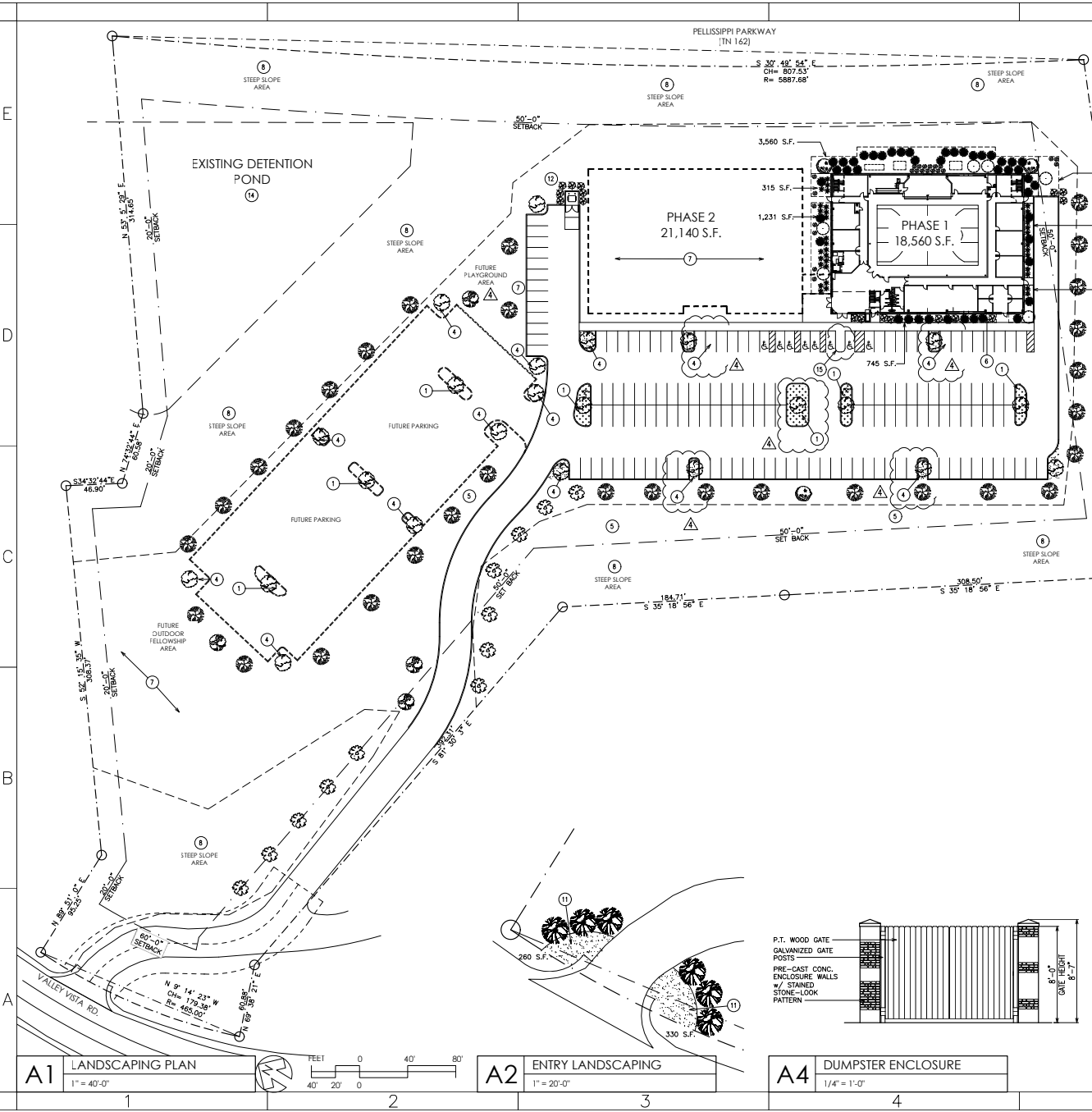
IMMANUEL CHURCH
2116 VALLEY VISTA ROAD
KNOXVILLE, TN 37932

SITE PLAN

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DRAWN BY:	GHF_DRK
CHECKED BY:	DAF
ISSUED:	06/27/22
REVISION(S):	07/18/22 07/22/22 12/13/22 01/16/23
FILE:	2022-049

C-100



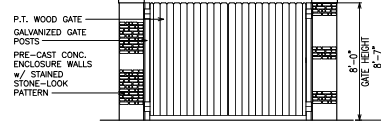
- LANDSCAPE PLAN NOTES:**
1. TYPICAL ISLAND LANDSCAPING: 11 CARISSA HOLLY, TREES AS INDICATED.
 2. NOT USED
 3. NOT USED
 4. LANDSCAPED PENINSULAS: LIRIROPE, 4".
 5. GRASS AREAS.
 6. BEDS AT BUILDING: LIRIROPE, 4".
 7. SEED AND STRAW "PHASE 2" AREA, "OUTDOOR FELLOWSHIP AREA" AND "FUTURE PLAYGROUND AREA" TO ACHIEVE UNIFORM DENSE LAWN.
 8. STEEP SLOPE AREAS ARE EXISTING TO REMAIN. CLEAN OUT ANY UNDESIRABLE WEED PLANTS AND STABILIZE AS REQUIRED. EXISTING VEGETATION TO REMAIN WHERE POSSIBLE. THIS IS ALSO THE APPROXIMATE LINE OF THE LIMITS OF NON-DISTURBANCE AREA.
 9. ELEVATIONS AREA: 14,734 S.F. x 0.5 = 7,367 S.F. LANDSCAPED AREAS AROUND BUILDING SHOWN: 7,403 S.F.
 10. NOT USED
 11. ENTRY AREAS WITH LIRIROPE, 4"
 12. PRE-CAST CONCRETE STONE-LOOK DUMPSTER ENCLOSURE w/ WOOD GATE. SEE M THIS SHEET.
 13. PARKING AREA PLANTINGS:
 - 13.1. PARKING AREA TOTAL: 118,118 S.F.
 - 13.2. 5% OF PARKING AREA: 118,118 x 0.05 = 5,906 S.F.
 - 13.3. TOTAL LANDSCAPING PLANTING BED AREAS:
 - 13.3.1. BUILDING AREAS: 7,877
 - 13.3.2. ENTRANCE AREAS: 590
 - 13.3.3. PARKING AREAS: 5,906
 14. NOT USED
 15. SIDEWALK ISLAND w/ CURB RAMP.

APPROVED BY
 TENNESSEE TECHNOLOGY CORRIDOR
 DEVELOPMENT AUTHORITY
 Meeting Date: 12/02/23
 (Administrative Review)

- LANDSCAPING GENERAL NOTES:**
1. PROPERTY LINES ARE BASED ON SURVEY PROVIDED BY OWNER. SEE CIVIL DRAWINGS FOR METES AND BOUNDS.
 2. TOTAL SITE AREA IS 10.55 ACRES.
 3. 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
 4. DEVELOPED AREA SHALL HAVE LANDSCAPING TO CONFORM TO ALL APPLICABLE CODES AND STANDARDS.
 5. TREE AND PLANT SCHEDULES ARE INCLUDED IN THE LANDSCAPING DESIGN.
 6. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS WITHIN THE LIMITS OF DEVELOPMENT IN THIS SITE.
 7. THERE IS TO BE NO CLEARING WITHIN THE REQUIRED LANDSCAPE BUFFER AREA. EXISTING TREES ARE NUMEROUS AND ARE ADEQUATE TO MEET LANDSCAPING BUFFER.
 8. 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.
 9. 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.
 10. FOR SLOPES STEEPER THAN 2 1/2:1, SLOPE STABILIZATION WILL BE REQUIRED TO BE INSTALLED IMMEDIATELY ONCE FINISHED GRADES ARE ACHIEVED.
 11. PROVIDE DARK MULCH AROUND PLANTS AS REQUIRED.

LANDSCAPING SCHEDULE & LEGEND

SYMB	COMMON NAME Scientific Name	QUANTITY (APPROX)	HEIGHT AT MATURITY	EVERGREEN/ DECIDUOUS	REMARKS:
[Symbol]	SUGAR MAPLE <i>Acer Saccharum</i>	31	40-50 LARGE	DECIDUOUS	
[Symbol]	NATCHEZ CREPE MYRTLE <i>Lagerstroemia indica 'Natchez'</i>	22	15-20 MEDIUM	DECIDUOUS	
[Symbol]	NELLIE R. STEVENS HOLLY <i>Ilex cornuta 'Nellie R Stevens'</i>	12	20-25 LARGE	EVERGREEN	
[Symbol]	SALICER MAGNOLIA <i>Magnolia x soulangeana</i>	3	12-15 SMALL	DECIDUOUS	
[Symbol]	SWEETBAY MAGNOLIA <i>Magnolia virginiana</i>	4	12-15 MEDIUM	DECIDUOUS	
[Symbol]	YELLOW TWIG DOGWOOD <i>Cornus sericea 'Flaviramea'</i>	5	8'-10' SMALL	DECIDUOUS	
[Symbol]	'BLOODGOOD' JAPANESE MAPLE <i>Acer 'Palmetum' 'Bloodgood'</i>		8'-10' SMALL	DECIDUOUS	
[Symbol]	CARISSA HOLLY <i>Ilex cornuta 'carissa'</i>	±77	N/A	EVERGREEN	EXACT QUANTITY DETERMINED IN FIELD. SEE LANDSCAPE NOTE 1
[Symbol]	MASS OF LIRIROPE; 4" <i>Liriope muscarif 'Big Blue'</i>	AS REQ'D	N/A	EVERGREEN	EXACT QUANTITY DETERMINED IN FIELD.
[Symbol]	LESKO "TRANSITION BEND" TALL FESCUE <i>Festuca festuca arundinacea</i>	5 lb/ 1000 S.F.	N/A	N/A	SEE LANDSCAPE PLAN NOTE 7.
[Symbol]	DENSIFORMIS YEW <i>Taxus x media 'densiformis'</i>	34	N/A	EVERGREEN	
[Symbol]	HAMELIN DWARF FOUNTAIN GRASS <i>Pennisetum alopecuroides 'Hamelin'</i>	45	N/A	DECIDUOUS	
[Symbol]	PRAGENISE VIRBURNUM <i>Viburnum x pragenise</i>	17	N/A	EVERGREEN	
[Symbol]	SKIP LAUREL <i>prunif laurocerasus</i>	23	N/A	EVERGREEN	



A1 LANDSCAPING PLAN
 1" = 40'-0"

A2 ENTRY LANDSCAPING
 1" = 20'-0"

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

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 Fax 865.584.3139
 falconier@gmail.com
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JOHN DRAFFS
 LAND-SCAPES

865-679-4899

TTCA CASE # 2-A-23-TOA
 TENNESSEE TECHNOLOGY
 CORRIDOR DEVELOPMENT
 AUTHORITY &
 VISTA DEL MONTE DESIGN
 DEVELOPMENT GUIDELINES

MULTI-PURPOSE BUILDING

IMMANUEL CHURCH
 2116 VALLEY VISTA ROAD
 KNOXVILLE, TN 37932

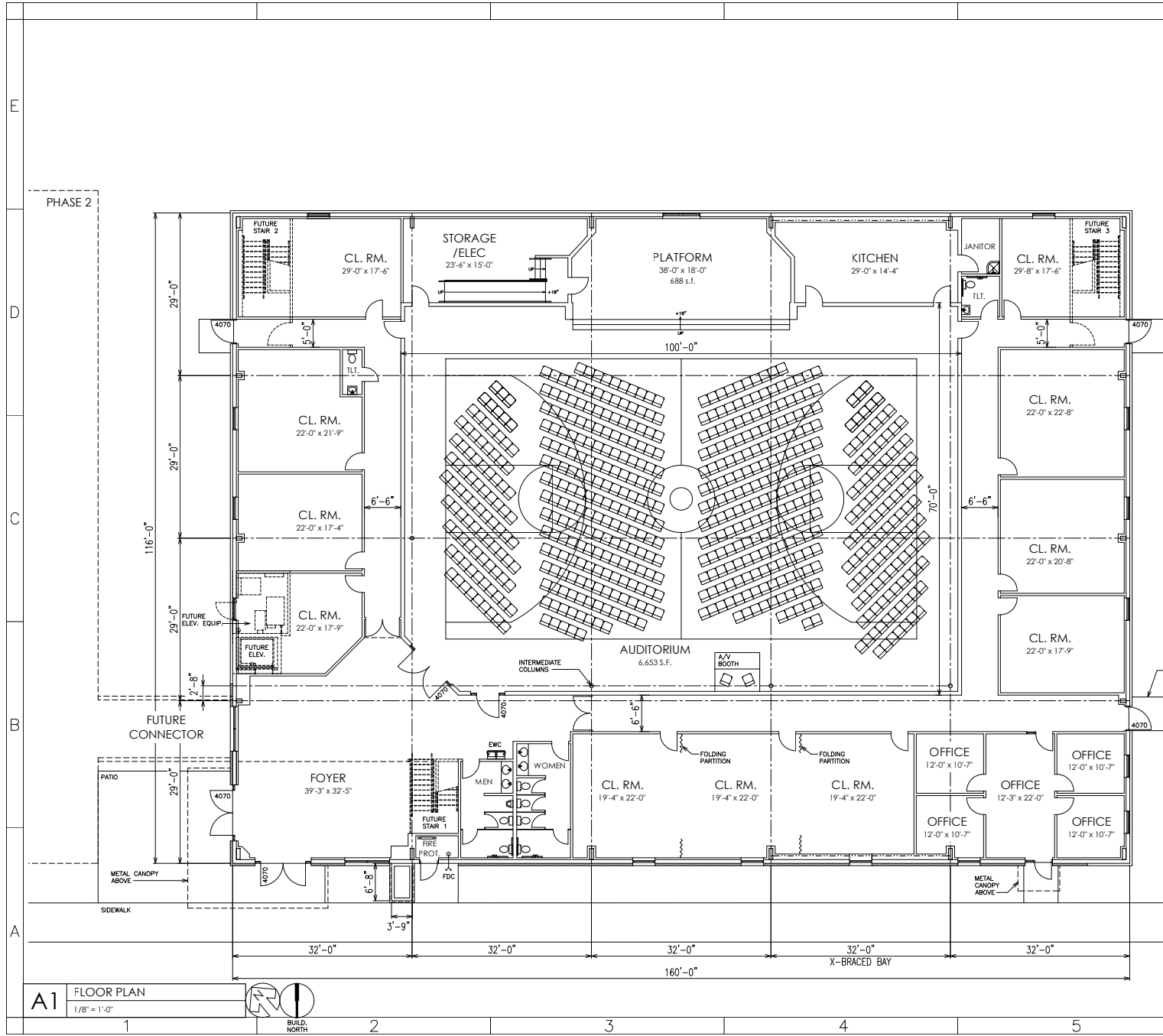
LANDSCAPING PLAN

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 CHECKED BY: JD
 ISSUED: 06/27/22
 REVISION(S):
 Δ 07/18/22 Δ 07/22/22
 Δ 12/13/22 Δ 01/16/23

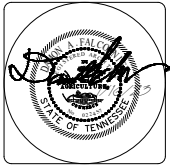
FILE: 2022-049

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, 1-STORY
 ALLOWABLE AREA:
 15,560 GROSS S.F. ACTUAL 1st FLOOR
 (28,500 S.F. ALLOWABLE 2+ STORIES)
 9,030 S.F. OPTIONAL FUTURE 2nd FLOOR
 ALLOWABLE HEIGHT:
 1 STORY: 28'-8" ACTUAL
 (3 STORIES, 45' ALLOWABLE BY TCDA/ZONING)
 OCCUPANT LOAD (AUDITORIUM):
 SEATING AREA: 6,630 S.F. x 7 S.F./PERSON = 947
 PLATFORM: 688 S.F. x 15 S.F./PERSON = 46
 TOTAL: 993
 CHAIRS: 600
 TABLES & CHAIRS: 6,630 x 15 S.F./PERSON = 442
 MEANS OF EGRESS:
 PROVIDED
 FIRE ALARM:
 REQUIRED, WITH SPRINKLER MONITORING
 PLUMBING (ASSUMES FINAL CONFIGURATION):
 442 x 2 = 221 MEN, 221 WOMEN
 WOMEN WC 1 PER 75, 221 ÷ 75 = 3
 MEN WC 1 PER 150, 221 ÷ 150 = 2 (UP TO 2/3
 OF REQUIRED WC CAN BE URINALS)
 ENTRY/EXIT DOORS:
 DOOR SIZES ARE LISTED IN FEET AND INCHES
 9070" MEANS 6'-0" (WIDE) x 7'-0" (TALL)
 DOORS ARE 3'-0" x 7'-0" UNLESS NOTED
 OTHERWISE.

APPROVED BY
 TENNESSEE TECHNOLOGY CORRIDOR
 DEVELOPMENT AUTHORITY
 Meeting Date: 12/02/22
 (Administrative Review)



TCDA CASE # 2-A-23-TOA
 TENNESSEE TECHNOLOGY
 CORRIDOR DEVELOPMENT
 AUTHORITY &
 VISTA DEL MONTE DESIGN
 DEVELOPMENT GUIDELINES

**MULTI-PURPOSE
 BUILDING**

IMMANUEL CHURCH
 2116 VALLEY VISTA ROAD
 KNOXVILLE, TN 37932

**FLOOR PLAN
 SCHEMATIC**

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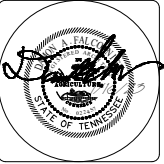
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FILE:	2022-049

A-1.1

A1 FLOOR PLAN
 1/8" = 1'-0"
 BUILD. NORTH



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TTEDA CASE # 2-A-23-TOA
 TENNESSEE TECHNOLOGY
 CORRIDOR DEVELOPMENT
 AUTHORITY &
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 DEVELOPMENT GUIDELINES

APPROVED BY
 TENNESSEE TECHNOLOGY CORRIDOR
 DEVELOPMENT AUTHORITY
 Meeting Date: 1/20/2023
 (Administrative Review)

MULTI-PURPOSE
 BUILDING

IMMANUEL CHURCH
 2116 VALLEY VISTA ROAD
 KNOXVILLE, TN 37932

2nd FLOOR PLAN
 SCHEMATIC

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REVISION(S):	
▲ 07/18/22	▲ 07/22/22
▲ 12/13/22	▲ 01/16/23
FILE:	2022-049

A-1.2



A1 2nd FLOOR PLAN (UNFINISHED)
 1/8" = 1'-0"

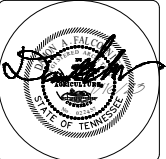


BUILD.
 NORTH

1 2 3 4 5 6



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 falco@falconnier.com
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TTCA CASE # 2-A-23-TOA
 TENNESSEE TECHNOLOGY CORRIDOR
 DEVELOPMENT AUTHORITY &
 VISTA DEL MONTE DESIGN
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MULTI-PURPOSE
 BUILDING

IMMANUEL CHURCH
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 KNOXVILLE, TN 37932

ELEVATIONS
 SCHEMATIC

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 OTHER THAN FOR THE PROJECT INTENDED
 WITHOUT WRITTEN CONSENT FROM SHAWN A.
 FALCONNIER IS PROHIBITED. UNAUTHORIZED
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CHECKED BY:	DAF
ISSUED:	06/27/22
REVISION(S):	
Δ 07/18/22	Δ 07/22/22
Δ 12/13/22	Δ 01/16/23
FILE:	2022-049

A-2.1



C1 RIGHT ELEVATION
 1/8" = 1'-0"

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

1 2 3 4 5 6

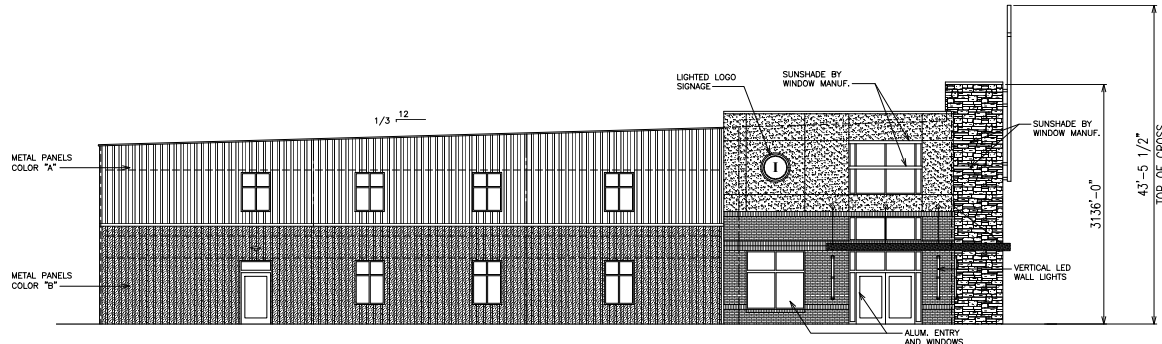
E

D

C

B

A

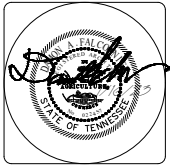


C1 LEFT ELEVATION
1/8" = 1'-0"

APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Meeting Date: 1/20/2023
(Administrative Review)

FALCONNIER
DESIGN COMPANY

4622 Chambliss Avenue
Knoxville, TN 37919
Phone 865.584.7868
Fax 865.584.3139
faldecso@gmail.com
© 2007/04/2023



TTCCA CASE # 2-A-23-TOA
TENNESSEE TECHNOLOGY
CORRIDOR DEVELOPMENT
AUTHORITY &
VISTA DEL MONTE DESIGN
DEVELOPMENT GUIDELINES

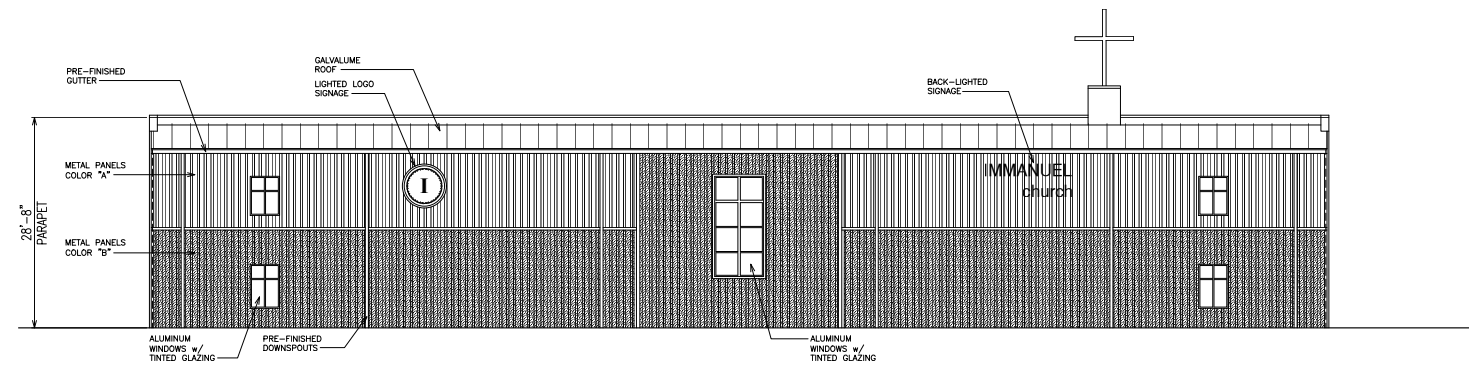
**MULTI-PURPOSE
BUILDING**

IMMANUEL CHURCH
2116 VALLEY VISTA ROAD
KNOXVILLE, TN 37932

**ELEVATIONS
SCHEMATIC**

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

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ISSUED:	06/27/22
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▲ 12/13/22	▲ 01/16/23
FILE:	2022-049

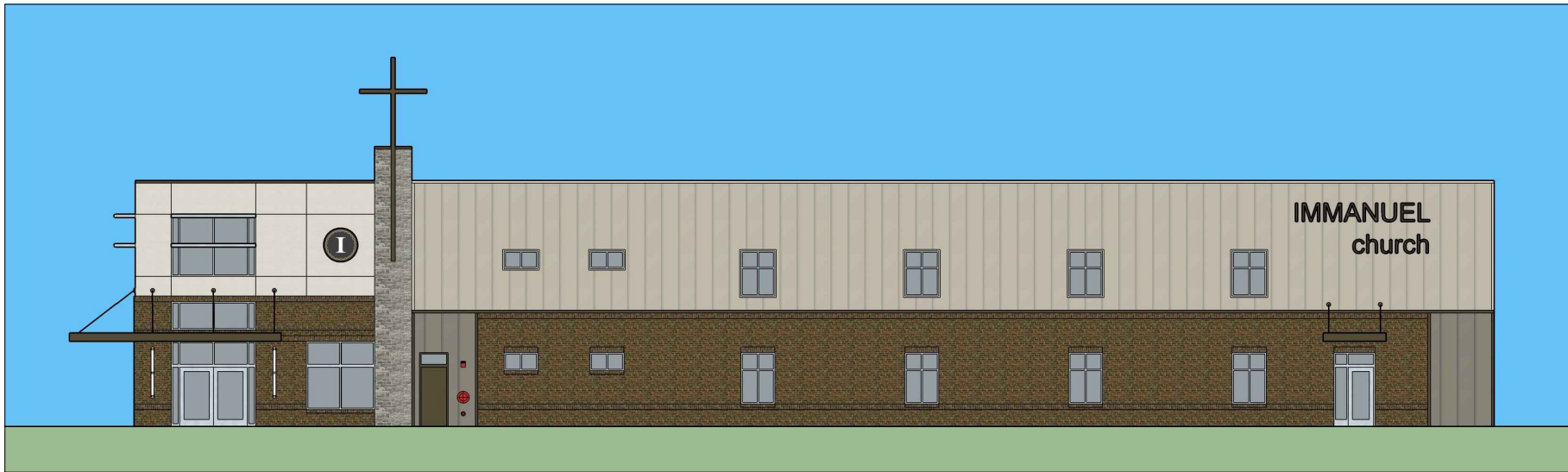


A1 REAR (PELLISSIPPI) ELEVATION
1/8" = 1'-0"

1 2 3 4 5 6

A-2.2

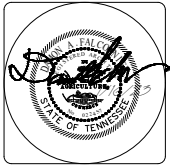
E
D
C
B
A



A1 FRONT (ENTRY) ELEVATION
NOT TO SCALE

APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Meeting Date: 1/20/2023
(Administrative Review)

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DESIGN COMPANY
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falconnier@gmail.com
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TTCCA CASE # 2-A-23-TOA
TENNESSEE TECHNOLOGY
CORRIDOR DEVELOPMENT
AUTHORITY &
VISTA DEL MONTE DESIGN
DEVELOPMENT GUIDELINES

**MULTI-PURPOSE
BUILDING**

IMMANUEL CHURCH
2116 VALLEY VISTA ROAD
KNOXVILLE, TN 37932

**COLOR
ELEVATION
SCHEMATIC**

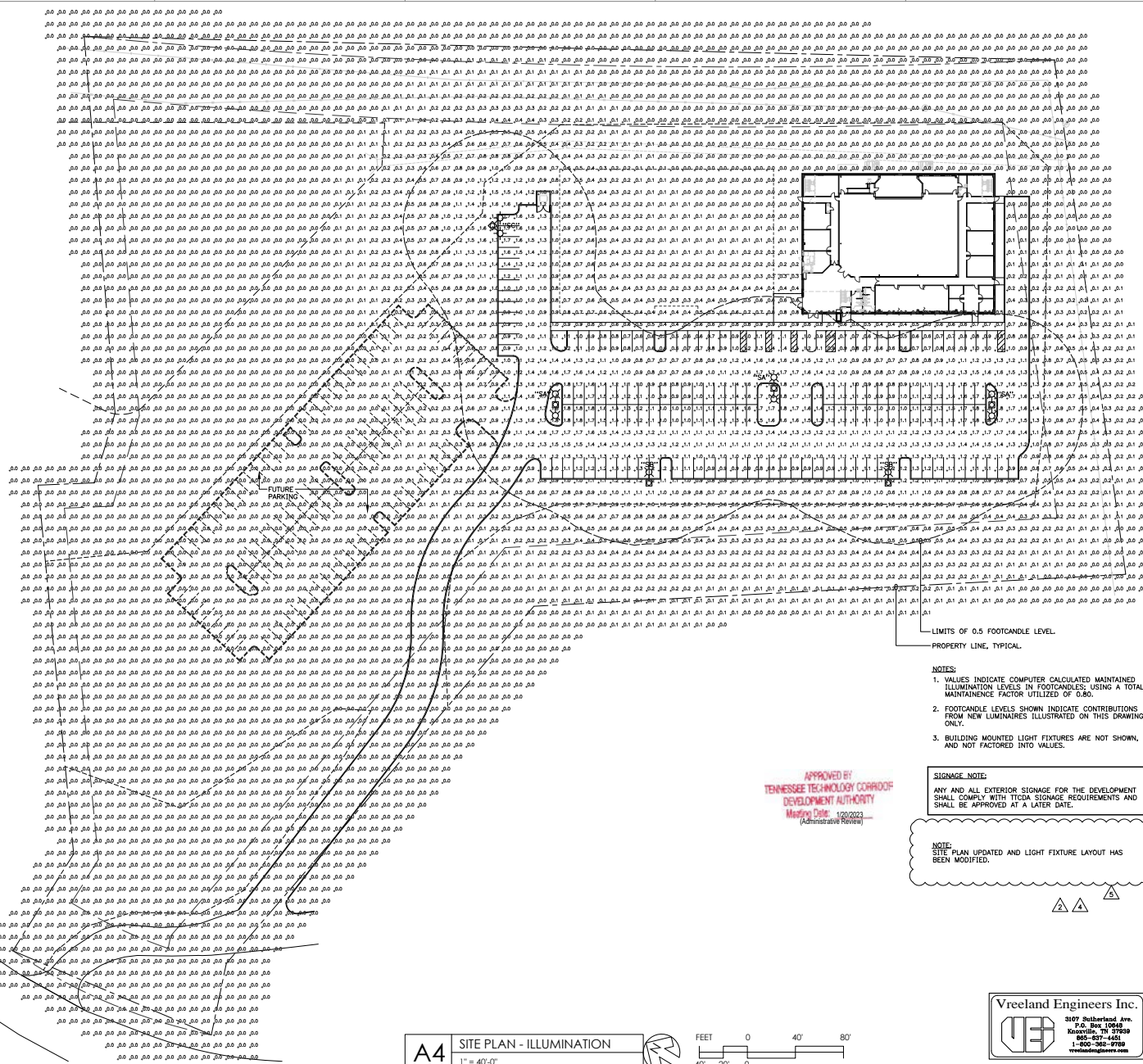
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REVISION(S):	
▲ 07/18/22	▲ 07/22/22
▲ 12/13/22	▲ 01/16/23
FILE:	2022-049

A-2.3

1 2 3 4 5 6

ES101 - Immanuel Church - Site Illumination.dwg
AUCS: 01/20/25 11:06 AM 162101010



FALCONNIER DESIGN COMPANY
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 Knoxville, TN 37919
 Phone 865.584.7868
 Fax 865.584.3139
 falconnier@gmail.com
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TTODA CASE # 2-A-23-TOA
 TENNESSEE TECHNOLOGY
 CORRIDOR DEVELOPMENT
 AUTHORITY &
 VISTA DEL MONTE DESIGN
 DEVELOPMENT GUIDELINES

MULTI-PURPOSE BUILDING

IMMANUEL CHURCH
 2116 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):	
▲ 2-22-21	▲ 6-27-22
▲ 07/22/22	▲ 12/13/22
▲ 01/16/23	
FILE:	2022-049

Vreeland Engineers Inc.
 3107 Sutherland Ave.
 P.O. Box 10848
 Knoxville, TN 37936
 865-597-4455
 1-800-986-9789
 vreelandengineers.com

APPROVED BY
 TENNESSEE TECHNOLOGY CORRIDOR
 DEVELOPMENT AUTHORITY
 Mapping Date: 12/20/23

- 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 TTODA SIGNAGE REQUIREMENTS AND SHALL BE APPROVED AT A LATER DATE.
- NOTE:**
- SITE PLAN UPDATED AND LIGHT FIXTURE LAYOUT HAS BEEN MODIFIED.

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





TTODA CASE # 2-A-23-TOA
TENNESSEE TECHNOLOGY
CORRIDOR DEVELOPMENT
AUTHORITY &
VISTA DEL MONTE DESIGN
DEVELOPMENT GUIDELINES

MULTI-PURPOSE
BUILDING

IMMANUEL CHURCH
2116 VALLEY VISTA ROAD
KNOXVILLE, TN 37932

SCHEDULE,
DETAILS

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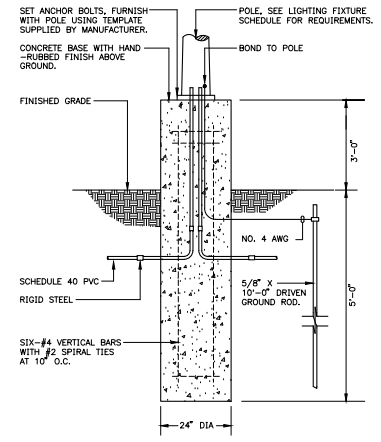
DRAWN BY:	VEI
CHECKED BY:	HD
ISSUED:	2-1-21
REVISION(S):	
▲ 2-22-21	▲ 6-27-22
▲ 07/22/22	▲ 12/13/22
▲ 01/16/23	

FILE:	2022-049
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SITE LIGHTING FIXTURE SCHEDULE

DESIGNATION	QUANTITY	DELIVERED LUMENS	COLOR TEMPERATURE	POLE DESCRIPTION: MATERIAL, SHAPE,				DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM		REMARKS		
				ALUMINUM	STEEL	ROUND	SQUARE		HEIGHT ABOVE FINISHED GRADE	COMPANY		POLE CATALOG NO.	LUMINAIRE CATALOG NO.
SA	EACH	16,796	4000					30 FT.	DIE-CAST ALUMINUM, L.E.D., TYPE "Y" DISTRIBUTION, ARM MOUNTED, 2 @ 180°	LITHONIA	SSA-27- DM28AS- DDBX	RSK1LED-P4- 40K-R5- MVOLT-SPA- DDBX	DARK BRONZE FINISH "DDBXD"
SB	EACH	16,796	4000					30 FT.	DIE-CAST ALUMINUM, L.E.D., TYPE "Y" DISTRIBUTION, ARM MOUNTED	LITHONIA	SSA-27- DM19AS- DDBX	RSK1LED-P4- 40K-R5- MVOLT-SPA- DDBX	DARK BRONZE FINISH "DDBXD"
SC	EACH	16,796	4000					30 FT.	DIE-CAST ALUMINUM, L.E.D., TYPE "Y" DISTRIBUTION, ARM MOUNTED, 2 @ 90°	LITHONIA	SSA-27- DM28AS- DDBX	RSK1LED-P4- 40K-R5- MVOLT-SPA- DDBX	DARK BRONZE FINISH "DDBXD"

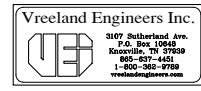
D4 SITE LIGHTING FIXTURE SCHEDULE
NO SCALE



B4 POLE BASE DETAIL
NO SCALE

APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Missing Date: 1/20/2023
(Administrative Review)

NOTE:
SHEET RE-ISSUED TO COMPLETE SET.



RSX1 LED Area Luminaire

RSX1LED P4 40K R5 MVOLT SPA DDBXD
For "SA", "SB", and "SC" (R5 DIST)

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 RSX1 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 adjustable, adjustable integral splitter and other mounting configurations are available.

Specifications
EPA (lm/W): 0.87 Ft (0.05 lm/W)
Length: 21.8" (55.4 cm) (SPA mount)
Width: 13.7" (33.8 cm)
Height: 3.0" (7.6 cm) (Mast Arm)
Weight (SPA mount): 223 lbs (10.0 kg)

Ordering Information

Code	Part	Qty	Color	Temp	Mount	Notes
RSX1LED	P1	30K	3000K	R5	Typ 1 Mast	30K pole mounting (17' to 32' pole for 1.8" x 1.8" hole, 1.8" x 1.8" hole)
	P2	40K	4000K	R5	Typ 1 Mast	40K pole mounting (17' to 32' pole for 1.8" x 1.8" hole, 1.8" x 1.8" hole)
	P3	50K	5000K	R5	Typ 1 Mast	50K pole mounting (17' to 32' pole for 1.8" x 1.8" hole, 1.8" x 1.8" hole)
	P4	30K	3000K	R5	Typ 1 Mast	30K pole mounting (17' to 32' pole for 1.8" x 1.8" hole, 1.8" x 1.8" hole)
	P5	40K	4000K	R5	Typ 1 Mast	40K pole mounting (17' to 32' pole for 1.8" x 1.8" hole, 1.8" x 1.8" hole)
	P6	50K	5000K	R5	Typ 1 Mast	50K pole mounting (17' to 32' pole for 1.8" x 1.8" hole, 1.8" x 1.8" hole)
	P7	30K	3000K	R5	Typ 2 Mast	30K pole mounting (17' to 32' pole for 1.8" x 1.8" hole, 1.8" x 1.8" hole)
	P8	40K	4000K	R5	Typ 2 Mast	40K pole mounting (17' to 32' pole for 1.8" x 1.8" hole, 1.8" x 1.8" hole)
	P9	50K	5000K	R5	Typ 2 Mast	50K pole mounting (17' to 32' pole for 1.8" x 1.8" hole, 1.8" x 1.8" hole)

Shipping/Lead
R5: 1 Year - 18" lead
R6: 2 Year - 18" lead
R7: 3 Year - 18" lead
R8: 4 Year - 18" lead
R9: 5 Year - 18" lead

Shipping/Lead
*Standard and Networked Systems Factory Default settings, see table page 1
N285: Single (0.5m/s²) 2" x 1" x 1" (1.5m/s²)
N286: Networked (0.5m/s²) 2" x 1" x 1" (1.5m/s²)
N287: Networked (0.5m/s²) 2" x 1" x 1" (1.5m/s²)
N288: Networked (0.5m/s²) 2" x 1" x 1" (1.5m/s²)
N289: Networked (0.5m/s²) 2" x 1" x 1" (1.5m/s²)
N290: Networked (0.5m/s²) 2" x 1" x 1" (1.5m/s²)
N291: Networked (0.5m/s²) 2" x 1" x 1" (1.5m/s²)
N292: Networked (0.5m/s²) 2" x 1" x 1" (1.5m/s²)
N293: Networked (0.5m/s²) 2" x 1" x 1" (1.5m/s²)
N294: Networked (0.5m/s²) 2" x 1" x 1" (1.5m/s²)
N295: Networked (0.5m/s²) 2" x 1" x 1" (1.5m/s²)
N296: Networked (0.5m/s²) 2" x 1" x 1" (1.5m/s²)
N297: Networked (0.5m/s²) 2" x 1" x 1" (1.5m/s²)
N298: Networked (0.5m/s²) 2" x 1" x 1" (1.5m/s²)
N299: Networked (0.5m/s²) 2" x 1" x 1" (1.5m/s²)
N300: Networked (0.5m/s²) 2" x 1" x 1" (1.5m/s²)

A2 LIGHTING FIXTURE CUT SHEET
NO SCALE

ES-102 - Immanuel Church - Schedule Details -
DATE: 01/27/23 - DRAWN: VEI - 4621017(NC)



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

Damon Falconnier

PUBLISHED APPLICANT NAME - no individuals on behalf of -

12/8/2022	N/A (administrative review)	2-A-23-TOA
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	jared@immanuelknox.org
OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
2116 Valley Vista Rd.		
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:

Revision of previously approved plans for small church complex.

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

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

- TTCDA Checklist
 Property Owners/Option Holders

CODE	CODE
FEE	FEE
1106 \$250.00	

TOTAL

\$250.00

AUTHORIZATION

By signing below

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



Architect

12/8/22

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-584-7868

faldesco@gmail.com

PHONE NUMBER

EMAIL



Michelle Portier

12/14/2022

STAFF SIGNATURE

PRINT NAME

DATE PAID