



Tom Brechko <tom.brechko@knoxmpc.org>

RE: Faith Promise - Adjoining property

3-SA-18-C - 3-B-18-UR

1 message

Rusty Baksa <rbaksa@ldstn.com>

Wed, Apr 11, 2018 at 12:54 PM

To: Tom Brechko <tom.brechko@knoxmpc.org>

Cc: "Josh Whitehead (josh@faithpromise.org)" <josh@faithpromise.org>, Chad Brown <cbrown@ldstn.com>, "AaronG@faithpromise.org" <AaronG@faithpromise.org>

Tom - we have been working with Faith Promise to help them understand the impacts of the development of the Coward Mill Subdivision (3-SA-18-C). The church has no objections to the proposed subdivision, however they do have a concern on the route of the proposed Cherahala Extension shown on the documents in your file package. We have met with Faith Promise, Knox County Engineering and TDOT and discussed an alternate route for the extension on the church's property that is preferred by the church. This route would not affect the proposed subdivision. We have attached a sketch showing the preferred route and would like to have this entered into the record as the Faith Promise preferred route.

We understand that the extension shown beyond the Coward Mill Subdivision property onto the church property is only a concept, however this route poses significant problems for the traffic flow for the church which they cannot support.

Finally, there was a condition (No. 8) to the UOR that we submitted back in 2010 (10-F-UR) stating that "8. Provision of an access easement across the church site to the benefit of the Kemp Fain Trustee property (Map 103 parcel 09102). This easement is to be located in the general area of the proposed Cherahala Blvd extension" We wanted to note that the proposed extension is now at the north side of the property and that this condition should be modified to reflect the 2018 route.

Let us know if you have any questions.

Rusty

E. J. (Rusty) Baksa
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3 attachments

 Pages from 3-SA-18-C rev 4-10-18.pdf
876K

 Pages from 10-F-10-UR.pdf
1335K

 FPC 2018.pdf
1008K



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 10-F-10-UR

AGENDA ITEM # 38

AGENDA DATE: 10/14/2010

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS

OWNER(S):

TAX ID NUMBER: 89 22201 AND 223

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side of Horseshoe Bend Lane, northeast side of Pellissippi Parkway

▶ **APPX. SIZE OF TRACT:** 60.7 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Horseshoe Bend Lane and Faith Promise Lane, both classified as local streets, with 26 ft. pavement widths within 50 ft. rights-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** BP (Business and Technology) & TO (Technology Overlay)

▶ **EXISTING LAND USE:** Church and vacant land

▶ **PROPOSED USE:** Church and Parking Lot Expansion

HISTORY OF ZONING: Expansions to the church were approved in 2003 (12-C-03-UR0 and 2008 (10-I-08-UR)

SURROUNDING LAND USE AND ZONING: North: Horseshoe Bend Business Park / BP commercial TO technology overlay & OB office

South: Vacant land / BP commercial & TO technology overlay

East: Rural residential / A agricultural

West: Vacant land / BP commercial & TO technology overlay & A agricultural

NEIGHBORHOOD CONTEXT: The site is located in the Horseshoe Bend Commercial Park. The lots surrounding this site are vacant. Beaver Creek adjoins the site along the eastern boundary. Pellissippi Parkway forms western boundary.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for the church expansion as shown on the development plan subject to 11 conditions

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all requirements of Article 3, Section 3.90 of the Knox County Zoning Ordinance dealing with on and off premise signs.

3. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all requirements of the Knox County Dept. of Engineering and Public Works.
5. Implementing the recommendations of the 2008 traffic impact study as required by the Knox County Dept. of Engineering and Public Works
6. Erecting temporary traffic control signs to warn motorist on north bound Pellissippi Parkway of the rolling roadblocks and traffic congestion as contained in a traffic control plan prepared by a qualified engineer
7. Construction of the off ramp from Pellissippi Parkway as shown on the site plan per the requirements of the Tenn. Dept. of Transportation and meeting all other applicable requirements of the Tenn. Dept. of Transportation
8. Provision an access easement across the church site to the benefit of the Kemp Fain Trustee property (Map 103 parcel 09102). This easement is to be located in the general area of the proposed Cherahala Bv. extension
8. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
9. Prior to obtaining any building permit, combine the parcels that make up this site into one parcel via the subdivision process.
10. Approval of a Certificate of Appropriateness for a building permit from the Tennessee Technology Corridor Development Authority.
11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval in the BP and OB Zones and the other criteria for approval of a use on review.

COMMENTS:

Faith Promise Church is proposing a major expansion to their facilities that are located in the Horseshoe Bend Commercial Park. When the expansion is completed the main worship areas will contain 3159 seats. The plan also depicts that the site will contain 1109 parking spaces which is approximately 50 more parking spaces than required by the Zoning Ordinance. In order to minimize traffic congestion and improve safety, the church currently uses rolling road blocks at peak times which allows traffic smoothly exit the site. As part of this expansion plan the church is now proposing an off ramp from Pellissippi Parkway.

The off ramp is currently under review by the Tenn. Dept. of Transportation (TDOT). MPC staff has informed the applicant's engineer that the expansion plan would be recommended for approval contingent on TDOT approval of the exit ramp. Staff is of the opinion that TDOT is conceptually in agreement with idea of the ramp. However, details regarding the ramp length, ramp storage capacity and access to an adjoining property are details that have not been finalized at this point. If for some reason this ramp is not approved by TDOT, or the construction of the ramp would lessen the present access to the adjoining property, without his consent, the approval of this plan would be voided. A new use on review would then be required to be submitted for review.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed church expansion will add additional traffic congestion in the immediate area for a limited amount of time on Sunday mornings.
2. All utilities are in place to serve this site.
3. The use as proposed will have little or no impact on the surrounding commercial or residential uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed church expansion is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas,
2. The plan meets all requirements of the Zoning Ordinance.

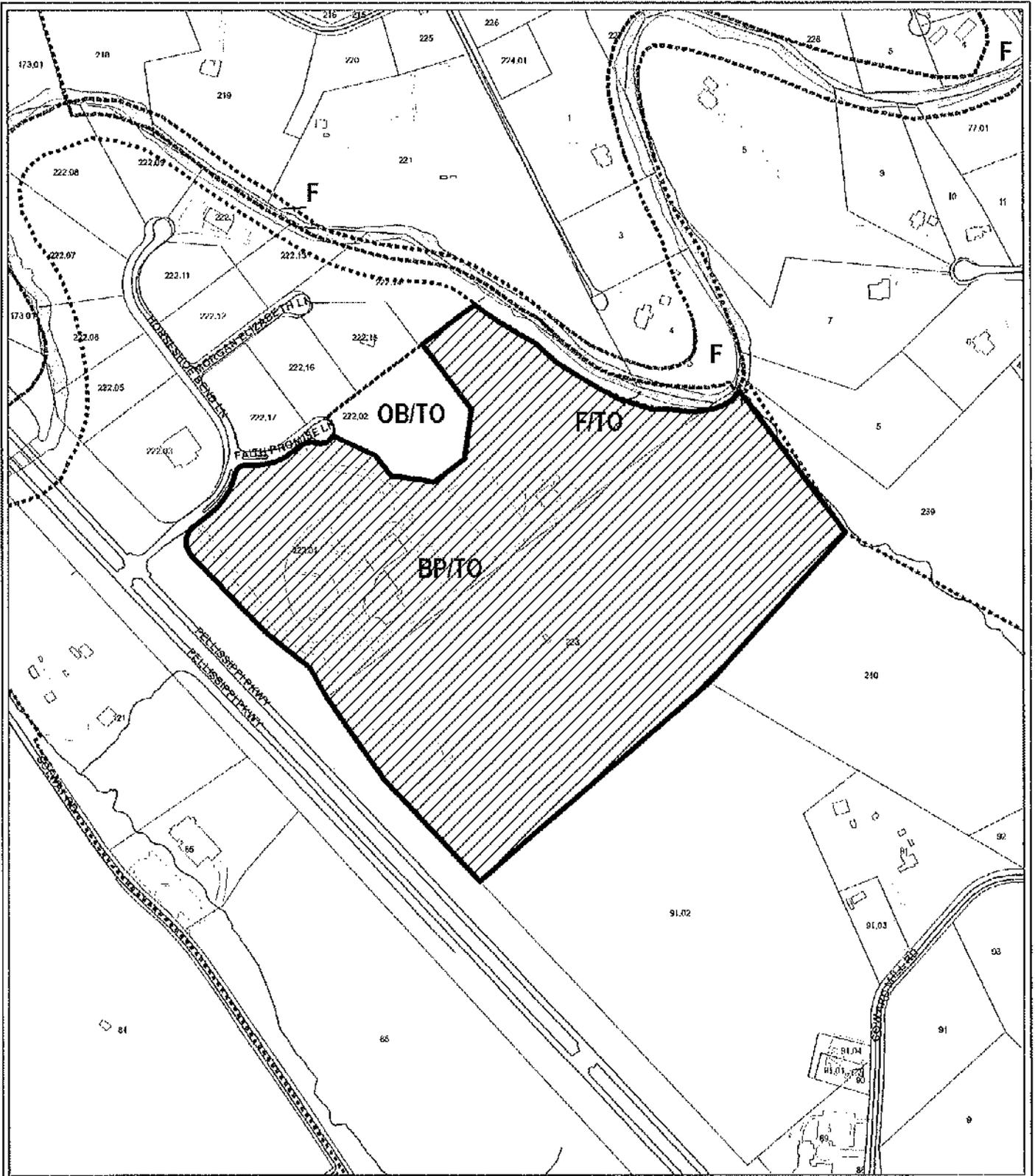
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knox County Northwest Sector Plan which proposes commercial uses for this area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**10-F-10-UR
USE ON REVIEW**

Petitioner: Land Development Solutions



Church & Parking in BP (Business and Technology) & TO (Technology Overlay)

Map No: 89

Jurisdiction: County



Original Print Date: 9/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Faith Promise Church
Mississippi Campus

LAND
DEVELOPMENT
SOLUTIONS

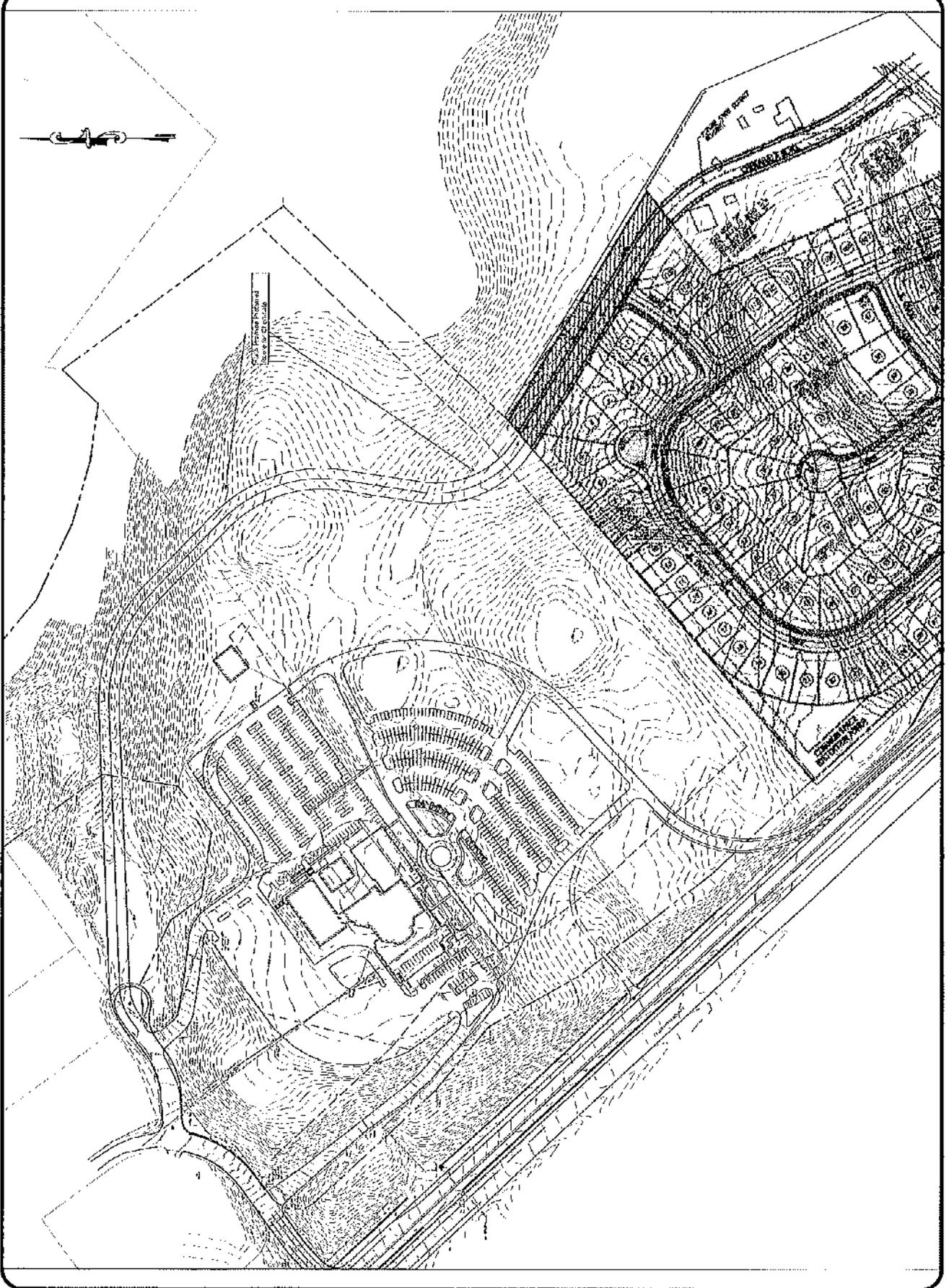


Proposed Route
Cherahala Blvd Extension

Preliminary
Not For
Construction

Drawn By	
Checked	
Approved	
Project	2-2632
Date	05-11-18

C101
2/20/18



Google Groups

Fwd: FW: coward mill subdivision

Amy Brooks <amy.brooks@knoxmpc.org>

Apr 11, 2018 1:57 PM

Posted in group: Commission

From: rwolfe425@gmail.com
Sent: Wednesday, April 11, 2018 12:06 PM
To: contact@knoxmpc.org
Subject: coward mill subdivision

I'm writing to you in regards to the proposed subdivision development on coward mill road known as coward mill subdivision. I own and operate a service business at 10615 Coward Mill Rd. This property is directly adjacent to the proposed development. I live at 12213 Warrior Trail in Choto Estates in Knox County and I am a long time HOA president there and very active in the community.

The proposed development is currently a 60 – 80 year old mixed hardwood forest that as most likely been untouched by man since the dawn of time. It appears that this proposed development will require the clear cutting of this forest and the land scraped bare and as it has recently in other areas of hardin valley. There is not one thing in this proposed development that ~fits~ with the existing character of the area.

Clear cutting a forested area and replacing it with wall to wall housing results in the loss of every animal that utilizes the forest at the level of 100% for the time period of forever!

How do we know if Indiana bats or grey bats are utilizing this forest? How many caves are within 5 miles or 10 miles from this site? Are Great Horned owls or Barred Owls nesting here? How many species of neo-tropical migrants are nesting here during the warm season? What about the herp communities and those wetland species along the two creeks that transect this property? We need a development that fits into the community rather than one that destroys the environment.

So I ask this question, What ever happened to subdivisions like: Holston Hills, Sequoyah Hills, Ft. Sanders, 4th & Gill, Forest Heights, Hawk Haven, Turning Leaf, Sugarwood and others? Some of these are newer than others but they all have space and trees and they will stand the test of time!

Respectfully,

Randy Wolfe

Sent from Mail for Windows 10

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Amy Brooks, AICP
Planning Services Manager

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