

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-F-14-UR **Related File Number:**
Application Filed: 11/25/2013 **Date of Revision:**
Applicant: NEW TESTAMENT BAPTIST CHURCH

PROPERTY INFORMATION

General Location: Southeast side of Old Maynardville Pike, southwest of Thomas Weaver Rd.
Other Parcel Info.:
Tax ID Number: 4 028 **Jurisdiction:** County
Size of Tract: 1 acres
Accessibility: Access is via Old Maynardville Pike, a local street with an 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Church Cemetery **Density:**
Sector Plan: North County **Sector Plan Designation:** Agricultural
Growth Policy Plan: Rural Area
Neighborhood Context: The site is located in an area of rural residential development just north of a small commercial core area that has developed under CA zoning..

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 9310 Old Maynardville Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a church cemetery at this location as shown on the site plan subject to 4 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of Tennessee Code Annotated, Title 46. Cemeteries.
3. Access to the site shall be from the church site that adjoins this property on the north side.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted above, this request meets all criteria for a use-on-review in the A zoning district.

Comments: The applicant is requesting approval of a cemetery on property that adjoins their church that is located on Old Maynardville Pike. Access and parking for the site will be from the church site. While a church is a permitted use within the A (Agricultural) zoning district, a cemetery requires a use on review approval. A general layout plan for the cemetery has been presented that would allow approximately 128 burial plots for church members. The cemetery has been positioned on the site to meet the minimum building setbacks for the zoning district. The cemetery will be administered and maintained by the church.

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

1. The proposal will have no impact on schools.
2. Any required utilities are available to serve the site from the adjoining church site.
3. The proposed use will have minimal impact on the neighborhood.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed church cemetery at this location meets the standards required in the A (Agricultural) zoning district.
2. The proposed church cemetery 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 North County Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. Since this site is in a rural area, the use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes agricultural uses on this property.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 1/9/2014

Details of Action:
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of Tennessee Code Annotated, Title 46. Cemeteries.
3. Access to the site shall be from the church site that adjoins this property on the north side.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted above, this request meets all criteria for a use-on-review in the A zoning district.

Summary of Action: APPROVE the request for a church cemetery at this location as shown on the site plan subject to 4 conditions.

Date of Approval: 1/9/2014

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: