APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number:1-G-05-PARelated File Number:Application Filed:12/14/2004Date of Revision:Applicant:FIRST EVANGELICAL LUTHERAN CHURCH

Owner:

PROPERTY INFORMATION

General Location:Northeast side Wells Ave., southeast side Armstrong Ave.Other Parcel Info.:Tax ID Number:81 L M 008,9,10OTHER: PART OF 007 ZONED R-1AJurisdiction:CitySize of Tract:1.8 acresAccessibility:Access is via Wells Ave., and Armstrong Ave., both local streets with 26' and 43' pavement widths respectively, for two lane traffic and N. Broadway a 3 lane major arterial street.

1-H-05-RZ

GENERAL LAND USE INFORMATION

Existing Land Use:	Church and related uses		
Surrounding Land Use:			
Proposed Use:	Church and related uses		Density:
Sector Plan:	Central City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	The church is within an area of mixed uses that includes businesses apartments, offices and single family residences within R-1A, R-3, O-1 and C-3 zones.		

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

Street:

1207 N. Broadway

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	R-1A (Low Density Residential) & R-1A (Low Density Residential)/H-1 (Historic Overlay)		
Former Zoning:			
Requested Zoning:	O-1 (Office, Medical, and Related Services) & O-1 (Office Medical and Related Services)/H-1 (Historic Overlay)		
Previous Requests:	None noted		
Extension of Zone:	Yes		
History of Zoning:	None noted		

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)



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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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:	Ken Pruitt			
Staff Recomm. (Abbr.):	APPROVE O (Office) designation			
Staff Recomm. (Full):	The requested O (Office) designation will allow the church to put all of it's property under the same zoning district, combine all the individual lots into one parcel of land and pursue its renovation and expansion plans. The church is presently using all the property for church related uses. The sector plan proposes LDR (Low Density Residential) use for this part of the site			
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The subject property is located in a transitional area between a single-family residential neighborhood, that includes historic structures within an historic overlay designation, to the west and office uses along N. Broadway to the east. The proposed church use for the property will enhance this transition between residential and non-residential uses. The single family structure on the historic portion of the property is being used for church related offices. 2. A high rise apartment is situated to the west on the south side of Kern Place. The church proposal for the subject property will not change the character of the area since all the site is currently being used by the church now and will continue to be maintained for church uses in the future. 3. The church is seeking this change to put all of its property under the same designation and zone to proceed with long range redevelopment plans under one set of zoning standards. THE EFFECTS OF THE PROPOSAL 1. The proposed O-1 zone for church use will provide an appropriate transition between the residential area to the west and the non-residential area to the east. The effect on properties to the west will be minimal, since the church is using the property for church related activities. The disposition of the residential structure on the designated historic lot on Armstrong Ave. will have to be approved by the Historic Zoning Commission as part of any redevelopment plan approval. 3. This rezoning is not expected to lead to additional requests for office uses . CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The One Year Plan amendment and rezoning request are consistent with the Sector Plan designation for part the subject property, which is Mixed Use. 2. The request is compatible with the property's Central City Sector Plan designation of Mixed use and LDR. 			
MPC Action:	 The Growth Policy Plan designates this property in the Urban Growth Area (Inside City Limits). Approved MPC Meeting Date: 1/13/2005 			
Details of MPC action:				
Summary of MPC action:	APPROVE O (Office)			
Date of MPC Approval:	1/13/2005 Date of Denial: Postponements:			
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:			

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:	2/15/2005	Date of Legislative Action, Second Reading:	3/1/2005
Ordinance Number:		Other Ordinance Number References:	
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	