

CASE SUMMARY

APPLICATION TYPE: REZONING

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-G-18-RZ **Related File Number:**
Application Filed: 11/27/2017 **Date of Revision:**
Applicant: LDS CHURCH

PROPERTY INFORMATION

General Location: East side Kendall Rd., south side Gleason Dr.
Other Parcel Info.:
Tax ID Number: 120 O C 008 **Jurisdiction:** City
Size of Tract: 3.58 acres
Accessibility: Access is via Kendall Rd., a local street with 26' of pavement width within 50' of right-of-way, or Gleason Dr., a minor arterial street with 4 lanes and a center turn lane within 110' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Church **Density:**
Sector Plan: West City **Sector Plan Designation:** CI
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located on the south side of Gleason Dr., in an area surrounded by low and medium density residential development under R-1 and RP-1 zoning. To the north, across Gleason Rd., is the West Town Mall, zoned SC-3.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: R-1 (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of R-1 zoning from three sides
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:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.

Staff Recomm. (Full):

R-1 zoning is consistent with the One Year Plan designation and will allow uses compatible with the surrounding land uses and zoning pattern.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This site is proposed for low density residential uses on the One Year Plan map, consistent with the requested R-1 zoning. The sector plan proposes CI (Civic/Institutional) uses for the site consistent with the current use as a church, which will not change.
2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is in the vicinity of several low density residential developments, zoned R-1 or RP-1. The request is a logical extension of R-1 zoning from the south and east.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested R-1 zone is a restrictive residential district intended for low density residential land uses.
2. Based on the above description, R-1 is an appropriate zone for this site.
3. If connected to sewer, the R-1 zone allows detached residential development with a minimum lot size of 7,500 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by the Knox County Health Department.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. R-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The approval of this request will allow the applicant to subdivide the property into residential lots of no less than 7,500 square feet in size, if connected to public sanitary sewer.
3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with other zoning and density in the immediate area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The West City Sector Plan proposes CI (Civic/Institutional) uses for this property, consistent with the continued proposed use as a church. The City of Knoxville One Year Plan proposes low density residential uses for the site, consistent with the proposed R-1 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 1/11/2018

Details of Action:

Summary of Action: R-1 (Low Density Residential)

Date of Approval: 1/11/2018

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: 2/13/2018

Date of Legislative Action, Second Reading: 2/27/2018

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: