

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-I-05-RZ **Related File Number:**
Application Filed: 12/6/2004 **Date of Revision:**
Applicant: SEVIER HEIGHTS BAPTIST CHURCH
Owner:

PROPERTY INFORMATION

General Location: Southwest of Maryville Pike, south of Waldave Ln.
Other Parcel Info.:
Tax ID Number: 135 021 OTHER: PORTION ZONED RAE **Jurisdiction:** County
Size of Tract: 69 acres
Accessibility: Access is Maryville Pike, a minor arterial street with 21' of pavement width within 70-80' of right of way. The tract is adjacent to the main campus of Sevier Heights Baptist Church, which is accessed from Alcoa Hwy., but it is separated by a railroad right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Accessory uses to the church (recreation facilities, athletic fields, family life center, prayer chapel) **Density:**
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is developed with a park and residential uses under A-1, RA and A zoning. The main campus of Sevier Heights Baptist Church is located to the northwest on the other side of the railroad right of way. It is zoned R-1 in the City and is accessed from Alcoa Hwy.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RAE (Single Family Exclusive)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of RA from the north
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE RA (Low Density Residential) zoning.

Staff Recomm. (Full): RA zoning is a logical extension of zoning from the north, is compatible with surrounding development and is consistent with the sector plan proposal for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The recommended RA zoning allows a church as a permitted use. The current RAE zoning does not.
3. RA is a logical extension of zoning from the north.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposed RA zoning allows churches as permitted uses. It would also allow residential development with minimum 10,000 square foot lot sizes.
3. The proposal will have no impact on schools. The proposal could add a significant number of trips to Maryville Pike, depending on how the property is developed.
4. The proposal will have a minimal impact on adjacent properties because RA zoning is compatible with all surrounding uses.
5. Since the main church buildings are located on a separate parcel, separated by a railroad right of way and having access to a different public street, some of the proposed uses may require use on review approval from MPC. The RA zone allows churches as permitted uses, but not necessarily accessory uses to the church, if they are not located on the same property as the main use. Non-profit public and private sports playing fields, not used for commercial purposes, are listed as uses permitted on review in the RA zone.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes low density residential uses for the site, consistent with the proposal.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for residential zoning in this area in the future, consistent with the sector plan proposal for low density residential uses in the area.

MPC Action: Approved

MPC Meeting Date: 1/13/2005

Details of MPC action:

Summary of MPC action: APPROVE RA (Low Density Residential)

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: Knox County Commission

Date of Legislative Action: 2/28/2005

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: