

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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: 10-B-08-PA **Related File Number:** 10-B-08-RZ
Application Filed: 7/30/2008 **Date of Revision:**
Applicant: MIDDLEBROOK PIKE UNITED METHODIST CHURCH

PROPERTY INFORMATION

General Location: Southeast side Middlebrook Pike, east of Vanosdale Rd.
Other Parcel Info.:
Tax ID Number: 106 N A 003 & 004 **Jurisdiction:** City
Size of Tract: 1.07 acres
Accessibility: Access is via Middlebrook Pike, a four lane, median divided major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Church facilities - parking **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: These lots are part of the West Hill neighborhood that low density residential and related uses that have developed under R-1 And R-1E residential zones

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-1E (Low Density Exclusive Residential)
Former Zoning:
Requested Zoning: R-1 (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) (R-1E)
Requested Plan Category: LDR (Low Density Residential)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

ADOPT resolution #10-B-08-PA, amending the Knoxville One Year Plan to LDR (Low Density Residential) for this property. (See attached Exhibit A.)

Staff Recomm. (Full):

The LDR designation without the restriction to only R-1E zoning will allow the rezoning to R-1 (Low Density Residential) to incorporate these lots into the church site and to allow the church expansion onto this property. The R-1E (Single Family Exclusive) zoning does not permit churches.

Comments:

ONE YEAR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

NEW ROAD OR UTILITY IMPROVEMENTS:

1. The proposed LDR designation and R-1 zoning are consistent with the surrounding, established non-residential, institutional and residential development pattern and would not be an intrusion into the neighborhood.

ERROR OR OMISSION IN CURRENT PLAN:

1. The One Year Plan's current proposal for LDR (R-1E) uses on the south side of Middlebrook Pike for the single family developed lots is appropriate; however, allowing the LDR with R-1 zoning to expand the area of the established church should not adversely impact the area or change the character of the neighborhood.

2. Allowing expanded church uses at this location would bring additional noise and traffic, including more turning movements at this intersection

CHANGES IN GOVERNMENT POLICY:

1. Water and sewer utilities are in place to serve this site.

2. The proposal would have no impact on schools. However, the streets would be impacted with additional traffic generated from expanded church use.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

1. The Northwest City Sector Plan's proposal for low density residential uses is appropriate for this site. Expanding the One Year Plan LDR designation to include R-1 zoning does not substantially change the residential character of this area.

2. This site is located within the Urban Growth (inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

3. Allowing expanded institutional use to be considered for the subject property should not lead to future requests for other non-residential uses along the south side of Middlebrook Pike, promoting further intrusion into the existing neighborhood.

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

ADOPT resolution #10-B-08-PA, amending the Knoxville One Year Plan to LDR (Low Density Residential), as approved by MPC

Date of MPC Approval:

11/13/2008

Date of Denial:

Postponements: 10/9/08

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action: 12/16/2008

Date of Legislative Action, Second Reading: 12/30/2008

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: