

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 10-B-08-RZ                      **Related File Number:** 10-B-08-PA  
**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:**

### 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:**

### 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:**  
**History of Zoning:**

### 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:

Ken Pruitt

Staff Recomm. (Abbr.):

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

Staff Recomm. (Full):

R-1 zoning is consistent with other zoning and development found in the area and will permit use on review consideration of church expansion onto this property.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The residential proposal is an extension of zoning from the west.
2. There is an established residential zoning pattern on both sides of Middlebrook Pike. in this area.
3. This zoning pattern is acceptable for this area.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The R-1 zone, as described in the zoning ordinance, is intended for general residential and institutional uses at appropriate locations such as this site.
2. The site is relatively flat, is located along a major arterial highway and is surrounded by commercial, institutional and residential uses appropriate for R-1 zoning.

EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. Middlebrook Pike. is a 4-lane major arterial highway that should have the capacity to handle the additional traffic that will be generated by expanded church development of this site.
3. The proposal is compatible with surrounding development and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. With the recommended sector plan amendment to LDR, the proposed R-1 zoning would be consistent with the Northwest city Sector Plan.
2. This site is located within the Urban Growth Area (inside city) of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for R-1 in the immediate area, which would be consistent with the established zoning pattern in the area.

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

R-1 (Low Density Residential)

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:

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:**