

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: 10-I-00-RZ **Related File Number:**
Application Filed: 9/11/2000 **Date of Revision:** 10/12/2000
Applicant: WEST TOWNE CHRISTIAN CHURCH
Owner:

PROPERTY INFORMATION

General Location: South side Middlebrook Pike, south of Andes Road.
Other Parcel Info.:
Tax ID Number: 105 55 & 56 OTHER: (MAP ON FILE) **Jurisdiction:** County
Size of Tract: 12 acres
Accessibility: Access is via Middlebrook Pike, a minor arterial with 21' of pavement within a 112' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church and vacant land.
Surrounding Land Use:
Proposed Use: Uses permitted under OA and PR zones **Density:** 1-3
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context: The subject property is in a developing area along Middlebrook Pike, west of Cedar Bluff Road. The area includes rural residential and agricultural uses, as well as subdivisions.

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

Street: 9300 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: OA (Office Park) (approx. 2.7 acres) & PR (Planned Residential) (approx. 9.3 acres)
Previous Requests: None noted.
Extension of Zone: No
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: BK

Staff Recomm. (Abbr.): DENY OA (Office Park) and PR (Planned Residential)

Staff Recomm. (Full): The OA and PR zones as requested by the applicant are not consistent with the sector plan, which designates most of the subject property as public use (church). As amended by the Middlebrook Pike Corridor Study, the Northwest County Sector Plan shows office development terminating at the eastern boundary of the church property on the south side of Middlebrook Pike. A small portion of the church property on its western side is designated for low density residential land uses.

Comments: This is a revised rezoning request for OA and PR zoning on a 12 acre tract, located on the south side of the intersection of Middlebrook Pike and Andes Rd. The applicant originally submitted a request for OB (Office, Medical & Related Services) on the entire tract. Neither the revised request, nor the original request, which was also recommended for denial by the staff at the December meeting, is consistent with the recently amended Northwest County Sector Plan. The plan shows most of the property designated as public use (church), with the extreme western side of the site proposed for low density residential. The sector plan, as amended by the Middlebrook Pike Corridor Study, shows that future office development terminates at the eastern boundary of the church property (parcel 56) on the south side of Middlebrook Pike.

The applicant has made this request to increase the value of the church's property, in anticipation of right-of-way acquisition for the widening of Middlebrook Pike. The MPC staff does not recommend approval of rezoning for the purpose of increasing a property's value. If the church's intent is to maintain the property for future expansion, then this would be permitted under the current zoning.

MPC Action: Denied MPC Meeting Date: 1/11/2001

Details of MPC action:

Summary of MPC action: DENY OA (Office Park) and PR (Planned Residential)

Date of MPC Approval: Date of Denial: 1/11/2001 Postponements: 10/12/00, 12/14/00

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: