CASE SUMMARY

APPLICATION TYPE: REZONING

File Number:	10-S-06-RZ	Related File Number:	
Application Filed:	9/5/2006	Date of Revision:	
Applicant:	WESLEYAN MEMORIAL CHURCH		
Owner:			

KNOXVILLE·KNOX COUNTY METROPOLITAN PLANNING COMMISSION Ν NESS Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902

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PROPERTY INFORMATION General Location: South side Millertown Pike, east of Washington Pike **Other Parcel Info.:** Tax ID Number: 59 M E 001 Jurisdiction: City Size of Tract: 10 acres Access is via Millertown Pike, a minor arterial street with 20' of pavement width within 40' of right of way. Accessibility:

GENERAL LAND USE INFORMATION Existing Land Use: Church Surrounding Land Use: **Proposed Use:** Office, church and residential use Density: Sector Plan: Sector Plan Designation: Office East City Urban Growth Area (Inside City Limits) **Growth Policy Plan:** This area is developed with residential uses and the church on the subject property, zoned R-1. There **Neighborhood Context:** are some commercial and office uses located 1000-1500 feet to the north and east, zoned C-1, C-3, C-6 and O-1.

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

Street:

4502 Millertown Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	R-1 (Low Density Residential)	
Former Zoning:		
Requested Zoning:	O-1 (Office, Medical, and Related Services)	
Previous Requests:	None noted	
Extension of Zone:	No	
History of Zoning:	None noted	

PLAN INFORMATION (where applicable)

Current 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.:

	MP	C ACTION AND DISPOSITION		
Planner In Charge:	Michael Brusseau			
Staff Recomm. (Abbr.):	APPROVE O-1 (Office, Medical and Related Services) zoning.			
Staff Recomm. (Full):	O-1 zoning is consistent with the One Year Plan and sector plan proposals for this site and is appropriate along this section of Millertown Pike, which is a minor arterial street that is scheduled for improvements in the near future.			
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern. 2. Other properties along Millertown Pike to the east have been rezoned from R-1 to O-1 in the past, consistent with the One Year and sector plan proposals. 3. O-1 zoning allows the existing church as a use permitted on review and will allow some of the vacant land on the parcel to be developed with office uses. 4. The church on the site is already a non-residential use and will serve as a buffer between residential uses to the west and office uses, which minimizes the impact on some of the surrounding residential properties. 			
	 THE EFFECTS OF THE PROPOSAL Public water and sewer utilities are in place to serve the site. The proposal will have a minimal impact on streets and schools. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties. Churches are permitted with use on review approval in both the requested O-1 zone and the existing R-1 zone, so any future expansion of church facilities will require MPC's approval. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS The City of Knoxville One Year Plan proposes mixed uses, limited to office and low density residential uses, consistent with this proposal. The East City Sector Plan proposes office uses for this site, consistent with this proposal. This proposal is likely to generate future requests for office uses in the area, consistent with the One Year and sector plan proposals for the area. 			
MPC Action:	Approved		MPC Meeting Date: 10/12/2006	
Details of MPC action:				
Summary of MPC action:	APPROVE O-1 (C	Office, Medical and Related Services) zonir	ng.	
Date of MPC Approval:	10/12/2006	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:	
	I EGISI	ATIVE ACTION AND DISPOSI	TION	
Legislative Body:	Knoxville City Cou			
Date of Legislative Action:	11/7/2006	Date of Legislative Act	tion, Second Reading: 11/21/2006	
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:	