# **CASE SUMMARY**

## APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 10-X-06-RZ Related File Number:

**Application Filed:** 9/11/2006 **Date of Revision:** 

Applicant: CITY OF KNOXVILLE

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

### **PROPERTY INFORMATION**

**General Location:** South side Maloney Rd., east of Alcoa Hwy.

Other Parcel Info.:

Tax ID Number: 135 G B 004 Jurisdiction: City

Size of Tract: 2.5 acres

Accessibility: Access is via Maloney Rd., a major collector street with 20' of pavement width with 50' of right of way.

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Dwelling

**Surrounding Land Use:** 

Proposed Use: Church related use Density:

Sector Plan: South County Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with commercial uses and the adjacent church along Alcoa Hwy., zoned C-3, C-

4 and CA, with residential uses to the east, zoned various residential zones.

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

Street: 3122 Maloney Rd.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning: No Zone

Former Zoning: OB (Office, Medical, and Related Services)

Requested Zoning: C-4 (Highway and Arterial Commercial) or O-1 (Office, Medical & Related Services)

Previous Requests: 7-N-06-RZ

**Extension of Zone:** Extension of C-4 from the west, not an extension of O-1.

**History of Zoning:** MPC approved OB zoning for this site on 7/13/06. County Commission approved the same on 8/28/06.

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

Requested Plan Category:

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# 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 O-1 (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): O-1 zoning is compatible with surrounding development and the adjoining C-4 and RA zoning. O-1 is

the most comparable City zone to the former County OB zone. The sector plan proposes low density

residential use for the site.

Comments: The property was recently recommended and approved for OB zoning in the County, with no objections

from the applicant and owner of the property, Sevier Heights Baptist Church. The owner has indicated that it would prefer C-4 zoning on the property, which was advertised with the comparable O-1 zoning. In all annexation related governmental rezonings applied for by the City, MPC staff's policy is to simply recommend the most comparable City zone to the previous County zone, which in this case is O-1.

MPC Action: Approved MPC Meeting Date: 10/12/2006

**Details of MPC action:** 

Summary of MPC action: APPROVE O-1 (Office, Medical & Related Services) zoning.

**Date of MPC Approval:** 10/12/2006 **Date of Denial: Postponements:** 

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

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/7/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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