

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH COUNTY SECTOR PLAN AMENDMENT**

**File Number:** 11-B-03-SP                      **Related File Number:** 11-J-03-RZ  
**Application Filed:** 10/10/2003              **Date of Revision:**  
**Applicant:** TEMPLE BAPTIST CHURCH  
**Owner:**

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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## PROPERTY INFORMATION

**General Location:** Northeast side Bayless Ln., southeast of W. Beaver Creek Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 34, 34.01, 34.02                      **Jurisdiction:** County  
**Size of Tract:** 19 acres  
**Accessibility:** Access is via Bayless Ln., a local street with 45' of right of way and 14' of pavement width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family dwelling and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Expansion of church facilities                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The southwest side of Bayless Ln. has been developed with residential uses and parking, under A, RA, PR and OB zoning. Temple Baptist Church and Academy's campus is developed northeast of Bayless Ln.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential) & A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:** Church has recently requested OB on other nearby parcels for church expansion.  
**Extension of Zone:** Not an extension of the plan designation, but it is an extension of OB zoning from the north and southwest.  
**History of Zoning:** MPC denied an office designation and OB zoning for three nearby parcels on the opposite side of Bayless Ln. on 2/13/03 (7-D-02-SP/7-I-02-RZ). The Knox County Commission approved the requests on appeal on 3/24/03.

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: O (Office)

### **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 (Office) sector plan designation.

Staff Recomm. (Full): Office uses are appropriate for these parcels, which are directly adjacent to the existing church and related facilities.

Comments:

MPC Action: Approved MPC Meeting Date: 11/13/2003

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 11/13/2003 Date of Denial: Postponements:

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

### **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 12/15/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: