

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 11-J-03-RZ **Related File Number:** 11-B-03-SP
Application Filed: 10/14/2003 **Date of Revision:**
Applicant: TEMPLE BAPTIST CHURCH
Owner:

PROPERTY INFORMATION

General Location: Northeast side Bayless Ln., southeast of W. Beaver Creek Dr.
Other Parcel Info.:
Tax ID Number: 67 034, 034.01, 034.02 **Jurisdiction:** County
Size of Tract: 19 acres
Accessibility:

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:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7106 Bayless Ln.
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:
Extension of Zone:
History of Zoning:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE OB (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): OB zoning is a logical extension of zoning from the north and east, and is compatible with the scale and intensity of the surrounding land uses and zoning pattern. The parcels will be incorporated into the church's existing property for future expansion.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is directly adjacent to existing church and college facilities, on the same side of Bayless Ln., rather than across the street, where there are still single family residential uses.
2. The proposal is a logical extension of OB zoning from the north and east, and will allow the church to continue expansion of their facilities under the same zoning in which previous development has taken place.
3. Office and other uses permitted under OB zoning will be compatible with surrounding development.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have minimal impact on streets and no impact on schools. It is anticipated that access will be provided though the remainder of the church property as expansion plans unfold. Improvements to Bayless Ln. may still be needed to accommodate new development.
3. The proposal is compatible with the adjacent church facilities, but may have some negative effect on single family residential uses in the area.
4. Knox County Engineering has identified a sinkhole on parcel 34.01. The County's sinkhole policy may apply on any future development around the sinkhole. There is also a drainage way running through parcel 34 that needs to be maintained during development. See attached letter from Knox County Engineering, dated 10/27/03.
5. The staff still encourages the church to develop a master plan if further expansion onto nearby properties is being considered. This will put the property owners in the surrounding area on notice as to what the church intends to do in the future.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended change to the North County Sector Plan to office, the OB zoning will be consistent with the plan.
2. The subject property is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Staff would anticipate that there may be future requests on properties adjacent to the church campus as the church continues efforts to expand.

MPC Action: Approved

MPC Meeting Date: 11/13/2003

Details of MPC action:

Summary of MPC action: APPROVE OB (Office, Medical, and Related Services)

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:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: