

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

PROPERTY INFORMATION

General Location: Northwest side W. Beaver Creek Dr. southwest of Brickyard Rd.
Other Parcel Info.:
Tax ID Number: 67 027,02701 **Jurisdiction:** County
Size of Tract: 36 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant industrial plant
Surrounding Land Use:
Proposed Use: Church college 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: 2307 W. Beaver Creek Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
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 allows significantly lower impact uses than the current I zoning. Uses allowed under OB will be compatible with surrounding development.
Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. OB zoning will allow an appropriate reuse of the large Levi Strauss building and acreage for the expansion of the church and college facilities.
2. Uses allowed under OB are compatible with the scale and intensity of the surrounding development and zoning pattern.
3. The proposal is a downzoning of the property, which will allow uses more compatible with residential uses than the current Industrial zoning.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The proposed zoning and use should have less impact on the streets than the previous zoning and use.
3. The proposal will have no impact on schools.
4. The potential negative effect on surrounding residential uses should be lessened as a result of this proposal.
5. Knox County Engineering has identified a floodplain at the rear of the property, which will have some no-fill area. See attached letter, dated 10/27/03.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the recommended amendment to the North County Sector Plan, the rezoning is consistent with the sector plan.
2. The subject property is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request should not necessarily lead to future requests for office zoning, unless the church obtains other adjacent properties.
4. The Knox County Park and Recreation Facility Plan shows the area at the rear of this site around Beaver Creek proposed as part of the future Knox County Greenway System. TDOT's Emory Rd./SR131 improvement plans show that the street will be relocated through the rear of this site along the floodway. The applicant is advised to work with Knox County Parks and Recreation and Knox County Engineering/TDOT in implementing these upcoming projects.

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: