

# 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

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**File Number:** 11-S-02-RZ                      **Related File Number:**  
**Application Filed:** 10/15/2002              **Date of Revision:**  
**Applicant:** NEW COVENANT BAPTIST CHURCH  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Starkey Ln., northeast of Cogdill Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 076, 076.01, 079                      **Jurisdiction:** County  
**Size of Tract:** 10.5 acres  
**Accessibility:** Access is via Starkey Ln., a dead-end local street with 16' to 18' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Two houses  
**Surrounding Land Use:**  
**Proposed Use:** Church                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is in an area of residential and business uses zoned PC, CB, RA, and OB with a TO Technology Overlay.

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

**Street:** 10305 Starkey Ln.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial)/TO (Technology Overlay) and RA (Low Density Residential)/TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)/TO (Technology Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned PC in 1980's

### 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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE OB (Office, Medical and Related Services)/TO (Technology Overlay) zoning

Staff Recomm. (Full):

OB zoning permits churches and will place all the church property under the same zoning classification. The sector plan proposes commercial use for this site.

Comments:

A. Need and justification

1. OB zoning of this site would follow the trend of nonresidential rezoning and redevelopment for commercial or office use that has been going on for several years in this area.

2. OB zoning will permit the use of the site as a church and put all the church's property under the same zoning classification.

3. A church use would be compatible with surrounding development which includes commercial development and residential structures.

B. Effects of Proposal

1. This change of zoning would not adversely impact traffic flow in the area, which already includes commercial, office and residential traffic.

2. OB zoning of this site will permit a continuation of the established redevelopment trend in this area.

C. Conformity with the General Plan

1. OB zoning of this site is supported by the adopted Sector Plan.

2. Additional conversions from residential uses to office or commercial uses in the area can be expected to continue in the future.

3. Church or office development would be a reasonable use of the subject property.

4. A certificate of appropriateness from the Tennessee Technology Corridor Development Authority is required for this rezoning request and is scheduled for consideration at their November meeting.

MPC Action:

Approved

MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action:

APPROVE OB (Office, Medical and Related Services)/TO (Technology Overlay)

Date of MPC Approval:

11/14/2002

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:

12/16/2002

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: