

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: 12-C-10-RZ **Related File Number:**
Application Filed: 10/25/2010 **Date of Revision:**
Applicant: CEDAR SPRINGS PRESBYTERIAN CHURCH

PROPERTY INFORMATION

General Location: South side Brandon Rd., west side Clearfield Rd., south of Kingston Pike
Other Parcel Info.:
Tax ID Number: 132 F A 010, 011 & PT. OF 001 **OTHER:** PART ZONED R **Jurisdiction:** County
Size of Tract: 3 acres
Accessibility: Current access to these sites is from Brandon Rd. or Clearfield Rd., both local streets with 26' of pavement width within 50' of right-of-way. If the sites are incorporated into the church property, as anticipated, primary access would likely be from Kingston Pike to the north. Kingston Pike is a major arterial street with 5 lanes within 160' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Future church development **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: These residential lots were developed with the subdivision under RA and RAE zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RAE (Exclusive Residential)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests: 4-C-09-RZ on adjacent properties
Extension of Zone: Yes, extension of RA from the north
History of Zoning: Two adjacent properties to the north were rezoned from RAE to RA in 2009 (4-C-09-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.):

RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.

Staff Recomm. (Full):

RA zoning is compatible with the surrounding residential and church uses, under O-1 and RAE zoning, and will allow the church to locate future development on these properties adjacent to its current campus.

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY

1. Low density residential uses are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The subject property has RAE zoning to the south and east with office and commercial zoning to the north.
3. RA zoning provides the applicant the opportunity to pursue approval of parking or other accessory uses to the church on this property.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

1. RA zoning provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
2. Based on the above description, this site is appropriate for RA zoning.
3. If connected to sewer, the RA zone allows detached residential development with a minimum lot size of 10,000 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by the Knox County Health Department. It also allows churches and accessory uses to them. The RAE zoning district does not allow church development.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.
2. The proposal will have a minimal impact on schools and the street system.
3. RA zoning will have a minimal impact on adjacent properties, all of which are zoned for similar or higher intensity uses. Such impacts will depend on the type of development that the church proposes.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses for this site, consistent with this proposal.
2. Approval of this rezoning could lead to future RA requests, if the growth of the church leads to more demand for adjacent land in the area. Such impacts should be considered on a case by case basis with regard to their impact on the adjacent residential subdivision and how the properties can be incorporated into the church campus.

Action:

Approved

Meeting Date: 12/9/2010

Details of Action:

Summary of Action:

RA (Low Density Residential)

Date of Approval:

12/9/2010

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/24/2011

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: