

# 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-11-RZ                      **Related File Number:**  
**Application Filed:** 10/20/2011              **Date of Revision:**  
**Applicant:** SCOTT WILLIAMS

### PROPERTY INFORMATION

**General Location:** South side Old Clinton Pike, northeast side Meredith Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 182 OTHER: PORTION ZONED PR & RB                      **Jurisdiction:** County  
**Size of Tract:** 6 acres  
**Accessibility:** Access is via Old Clinton Pike, a minor collector street with 20' of pavement width within 45' of right-of-way, Meredith Rd., a minor collector street with 19' of pavement width within 50' of right-of-way, or Greywolfe Dr., a local street with 26' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Church  
**Surrounding Land Use:**  
**Proposed Use:** Church                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed primarily with low to medium density residential uses under A, PR, RA and RB zoning. To the north are commercial uses located along Clinton Hwy.

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

**Street:** 7225 Old Clinton Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) & RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** A (Agricultural)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

### 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 A (Agricultural) zoning.

Staff Recomm. (Full): Agricultural zoning is an extension of zoning from several surrounding properties and is consistent with the sector plan. It is a significantly less intense zone than the current zones. Approval of the request will result in the entire church property being zoned Agricultural.

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

1. The applicant proposes continued the use of the property for Beaver Creek Cumberland Presbyterian Church. Churches are a permitted use within the Agricultural zoning district.
2. The proposal is an extension of Agricultural zoning from surrounding property. There is a significant amount of agriculturally zoned property in the surrounding area.
3. The request is consistent with the current sector plan proposal for the property.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. Agricultural zoning allows for agricultural uses and residential uses on lots of at least one acre in size. Churches are also a permitted use within the proposed zone.
2. Based on the above, the subject property is appropriate for the requested Agricultural zoning.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on schools or streets. The proposed zoning is less intense than the current PR and RB zones in place on the property.
3. There would be a minimal impact on surrounding properties, as the property is already in use for a church and associated facilities.
4. Approval of this request will result in the entire parcel 182 owned by the church being zoned Agricultural rather than having three different zoning designations.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential (LDR) uses for the site. The requested Agricultural zone is acceptable to be considered with the LDR plan designation.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of Agricultural zoning for this site is unlikely to lead to future similar requests in the area, because most surrounding property is already developed with residential uses under residential zoning.

Action: Approved

Meeting Date: 12/8/2011

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE A (Agricultural)

Date of Approval: 12/8/2011

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: 1/23/2012

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:**