

# 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-E-03-RZ                      **Related File Number:**  
**Application Filed:** 11/12/2003              **Date of Revision:**  
**Applicant:** OUR FATHER'S HOUSE  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Maryville Pike, north side Apache Trail.  
**Other Parcel Info.:**  
**Tax ID Number:** 147 075.02                      **Jurisdiction:** County  
**Size of Tract:** 5 acres  
**Accessibility:** Access is via Maryville Pike, a minor arterial street with 24' of pavement within a 50' right-of-way, and Apache and Rawhide Trails, both local streets with 26' pavements within 50' rights-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Church                      **Density:**  
**Sector Plan:** South County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This vacant site is part of the commercial area that was planned and zoned SC to support the adjoining residential development; however, this portion has never developed.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** SC (Shopping Center)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:** Property was zoned SC in 1960's  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned SC in the 1960's as part of the adjoining subdivision/shopping center development.

### 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) zoning

Staff Recomm. (Full): OB zoning is less intensive than SC and will permit the proposed church. In the event the church is not developed, OB will be a more compatible zone for the adjoining residences than SC. The sector plan proposes public institutional uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The request is a downzoning of the property to a zone which will have less impact on adjacent residential uses.  
2. OB zoning permits churches and will provide a transition between commercial uses to the south and residential uses to the north and east.  
3. OB zoning allows uses compatible with the scale and intensity of the surrounding land uses and zoning pattern.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The impact on the street system should be reduced by this rezoning.
3. There will be no impact on schools.
4. The impact on adjacent properties should be reduced by this downzoning to office. The full range of commercial uses allowed under SC zoning would have a more negative impact on nearby residential development.
5. This request is not likely to lead to future requests for office zoning in the area.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes public institutional uses for the site. However, the site is zoned for commercial development.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 12/11/2003

Details of MPC action:

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

Date of MPC Approval: 12/11/2003

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: 1/26/2004

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:**