

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: 2-C-13-RZ **Related File Number:**
Application Filed: 12/18/2012 **Date of Revision:**
Applicant: CARPENTERS CHAPEL CHURCH

PROPERTY INFORMATION

General Location: Southwest side Dogwood Road, southeast side Solway Road
Other Parcel Info.:
Tax ID Number: 89 B D PT. OF 01602 **OTHER:** MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 4 acres
Accessibility: Access is via Dogwood Rd., a local street with 23' of pavement width within the large Pellissippi Parkway right-of-way, or Solway Rd., a minor collector street with 24' of pavement width within 70' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Office/warehouse **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial and SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is located just west of the Pellissippi Parkway and Oak Ridge Hwy. interchange. Solway Rd. is primarily developed with agricultural and rural residential uses under A zoning. There is some commercial development located to the north and east, on properties that front on Oak Ridge Hwy.

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

Street: 10613 Dogwood Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) with conditions
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: 8-I-08-RZ/8-E-08-SP
Extension of Zone: Site is already zoned CA, but with conditions
History of Zoning: MPC approved a sector plan amendment to commercial and rezoning to CA, with conditions, on 11/13/08 (8-I-08-RZ/8-E-08-SP).

PLAN INFORMATION (where applicable)

1. The Northwest County Sector Plan was amended in 2008 to allow consideration of CA zoning and commercial uses for this property. The associated rezoning was approved for limited commercial under CA zoning. The zoning condition limits the use of the site to uses permitted in the A zone and a non-profit thrift store associated with Carpenter's Chapel Church. This is a very specific use that was approved in order to try to accommodate the needs and desires of the church at that time.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future requests for commercial plan designations and zoning, which would not be consistent with the future land use proposals of the sector plan. The conditioned CA zoning and the church, as they currently exist, provide a transitional area between non-residential uses to the north and east and agricultural/residential uses to the south and west.

Action: Denied **Meeting Date:** 2/14/2013

Details of Action:

Summary of Action: DENY the removal of the condition on the CA zoning to limit the commercial use of this site to uses allowed in the A (Agricultural) zone and a non-profit thrift store associated with Carpenters Chapel Church.

Date of Approval: **Date of Denial:** 2/14/2013 **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 2/19/2013

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 3/25/2013

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:

Appeal approved. CA no conditions approved.

Date of Legislative Appeal:

Effective Date of Ordinance: