

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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-G-08-UR

**Related File Number:**

**Application Filed:** 1/7/2008

**Date of Revision:**

**Applicant:** ARNIE HOLT

## PROPERTY INFORMATION

**General Location:** Northwest side of Tazewell Pike, northeast of Villa Rd.

**Other Parcel Info.:**

**Tax ID Number:** 49 P D 017

**Jurisdiction:** City

**Size of Tract:** 1 acre

**Accessibility:** Access is via Tazewell Pike, a minor arterial street with a22' pavement width within an 88' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant

**Surrounding Land Use:**

**Proposed Use:** Church

**Density:**

**Sector Plan:** North City

**Sector Plan Designation:** LDR

**Growth Policy Plan:** Urban Growth Area

**Neighborhood Context:** This area along Tazewell Pike has been developed with older homes and churches under the R-1 zoning district.

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

**Street:** 4413 Tazewell Pike

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential) / NC-1 (Neighborhood Conservation Overlay)

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:** Property was rezoned to R-1/NC-1 in October of 2000 (10-F-00-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

**Requested Plan Category:**



church to the north of the proposed site. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

2. The proposal meets all relevant requirements of the R-1 zoning district and a use on review.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The North City Sector Plan proposes low density residential uses for this site.

2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**MPC Action:** Denied **MPC Meeting Date:** 2/14/2008

**Details of MPC action:** DENY the request for a church in the R-1/NC-1 zoning district.

**Summary of MPC action:** Deny the request for a church in the R-1/NC-1 zoning district,

**Date of MPC Approval:** **Date of Denial:** 2/14/2008 **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**