

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 3-N-23-RZ                      **Related File Number:**  
**Application Filed:** 1/24/2023              **Date of Revision:**  
**Applicant:** RIVER'S EDGE CHRISTIAN ACADEMY

## PROPERTY INFORMATION

**General Location:** West side of Western Ave, north side of Mckamey Rd, east side of Ball Camp Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 92 D B 010                      **Jurisdiction:** City  
**Size of Tract:** 5.87 acres  
**Accessibility:** Access is via Western Ave, a major arterial with a pavement width of 70-ft within a right-of-way width of 102-ft, McKamey Rd, a major collector with a pavement width of 40-ft within a right-of-way width of 92-ft, and Ball Camp Pike, a minor collector with a pavement width of 20-ft within a right-of-way that varies in width from 42 to 80 ft in this location.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Public/Quasi Public Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** CI (Civic and Institutional)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This area of Western Ave is a commercial corridor, and the area south of Ball Camp Pike consists mostly of large lot residential land uses.

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

**Street:** 5600 WESTERN AVE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** INST (Institutional)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic and Institutional)

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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve INST (Institutional) zoning because it is consistent with the sector plan.

Staff Recomm. (Full):

Comments: THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1. INST zoning is consistent with the civic/institutional plan designation of the Northwest City Sector Plan and the City of Knoxville One Year Plan.
- 2. INST zoning is appropriate for this site, as a church has been onsite since the 1960s.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The INST Institutional District is intended to accommodate federal, state, county, and municipal governmental operations (with the exception of those operations that are industrial in nature), and campus institutional uses such as healthcare institutions and educational facilities, to allow for their expansion in a manner that protects surrounding neighborhoods. Areas zoned Institutional shall have a minimum size of five contiguous acres. The area designated as an Institutional District may be composed of lots of various sizes, with a minimum lot size of 20,000 SF, but the total area shall contain a minimum of five contiguous acres. Additional uses may also be permitted, such as residential, and professional office or business uses that are compatible with the character of the district.
- 2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

- 1. INST zoning is not anticipated to create any direct or indirect adverse effects in the surrounding area or any other part of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The City of Knoxville One Year Plan proposes civic/institutional uses for the site, which supports INST zoning.
- 2. The Northwest County Sector Plan proposes civic/institutional uses for the site, which supports INST zoning.
- 3. INST zoning does not present any apparent conflicts with the General Plan or any other adopted plans.

Action: Approved

Meeting Date: 3/9/2023

Details of Action:

Summary of Action: Approve INST (Institutional) zoning because it is consistent with the sector plan.

Date of Approval: 3/9/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 4/4/2023

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 4/18/2023

**Other Ordinance Number References:** O-65-2023

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**