

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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F A X • 215 • 2068
www.knoxmpc.org

File Number: 4-C-14-OB **Related File Number:**
Application Filed: 3/1/2014 **Date of Revision:**
Applicant: MESSIAH EVANGELICAL LUTHERAN CHURCH

PROPERTY INFORMATION

General Location: South side of Kingston Pk., west side of Golfclub Rd.
Other Parcel Info.:
Tax ID Number: 120 E A 011 **Jurisdiction:** City
Size of Tract: 3.51 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: West City **Sector Plan Designation:** GC (General Commercial) & SP (Stream Protectio
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 6900 Kingston Pk
Location:
Proposed Street Name:
Department-Utility Report:
Reason: Determination that a private middle school is similar to public uses permitted in a C-4 district

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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.: Determination that a private middle school is similar to public uses permitted in a C-4 district

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request that a private middle school be a permitted use in the C-4 (Highway and Arterial Commercial District)

Staff Recomm. (Full):

Comments: The City of Knoxville Building Inspections Department referred the applicants to MPC for the purpose of determining if a private middle school could be considered as a permitted use in the C-4 (Highway and Arterial Commercial) District. The Metropolitan Planning Commission is given the authority in the C-4 zoning regulations to permit "uses of the same general character as those listed as permitted uses". In this particular case the C-4 regulations permit "public buildings and grounds other than elementary schools". Given that wording, staff believes that a public middle school is a permitted use in the C-4 district. Staff believes that a private middle school would be of the same general character, similar in use and impact, to a public school. Therefore, staff recommends that a private middle school be permitted in the C-4 (Highway and Arterial Commercial) District.)

Action: Approved

Meeting Date: 4/10/2014

Details of Action:

Summary of Action: APPROVE the request that a private middle school be a permitted use in the C-4 (Highway and Arterial Commercial District)

Date of Approval: 4/10/2014

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: