

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 4-C-19-UR                      **Related File Number:**  
**Application Filed:** 2/25/2019              **Date of Revision:**  
**Applicant:** CONSENSIO COLLECTIVE, INC. DBA OAK GROVE HOME SCHOOL COOPERA

## PROPERTY INFORMATION

**General Location:** North side of South Northshore Drive, East of Rocky Hill Road, West of Whitower Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 133 D A 018, 019                      **Jurisdiction:** City  
**Size of Tract:** 5.6 acres  
**Accessibility:** Access is via S. Northshore Dr., a major arterial street with a 22' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Church  
**Surrounding Land Use:**  
**Proposed Use:** Use on Review for a part time use of church facilities for homeschool cooperative classes      **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:** CI (Civic/Institutional)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This church site is within a transition area between a developed commercial node around the Northshore/ Morrell Rd intersection to the west and established residential neighborhoods to the north and east.

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

**Street:** 7409 S Northshore Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the part time use of the Rocky Hill Baptist Church site for homeschool cooperative classes as identified in the attached documentation, subject to 3 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
  2. Meeting all applicable requirements of the Knoxville Fire Prevention Bureau..
  3. Meeting all applicable requirements of the Knoxville Engineering Department

With the conditions noted above, this request meets all requirements of the A-1 (General Agricultural) zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to utilize space at the Rocky Hill Baptist Church site for homeschool cooperative classes, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. They will be leasing classroom and administrative space, including restroom facilities and storage areas as well as permissive use of the kitchen, playground, sanctuary, fellowship hall, ballfield, storage buildings, grounds and parking lot.

Both the church and school require use on review approval in the A-1 (General Agricultural) zoning district. Both uses are compatible for shared use of a facility since there is very little overlap of use of the site.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. The proposed school will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed used is compatible with the exiting church and adjoining neighborhood.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposed school meets the standards for development within the A-1 zoning district and all other requirements of the Zoning Ordinance..
2. The proposed use is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the site is located on a major arterial street.

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

1. The West City Sector Plan and One Year Plan identify this property for civic and institutional uses which is conforms to the proposed use.
2. The site is identified as being within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 4/11/2019

Details of Action:

Summary of Action: APPROVE the part time use of the Rocky Hill Baptist Church site for homeschool cooperative classes as identified in the attached documentation, subject to 3 conditions:

Date of Approval: 4/11/2019

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:

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: