

# 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:** 4-D-09-RZ                      **Related File Number:**  
**Application Filed:** 2/23/2009              **Date of Revision:**  
**Applicant:** ABIDING GLORY MINISTRIES

### PROPERTY INFORMATION

**General Location:** Northeast side Midpark Rd., south side of Beard Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 93 P C 018.03 & 018.04                      **Jurisdiction:** City  
**Size of Tract:** 4.54 acres  
**Accessibility:** Access is via Midpark Rd., a minor collector street with 36' of pavement within 75' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant commercial building  
**Surrounding Land Use:**  
**Proposed Use:** Occupy building with church                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** Light Industrial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This property is located within an industrial/business park that has manufacturing, distribution and warehousing uses, under I-3 and C-6 zoning.

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

**Street:** 1610 Midpark Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial)  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of C-6 from the northwest  
**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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 is a logical extension of zoning from the northwest, is compatible with surrounding development and zoning and is consistent with the One Year and sector plan designations for the site.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

- 1. C-6 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. C-6 is an acceptable zone under the LI (Light Industrial) plan designation.
- 3. A large property to the northwest is already zoned C-6, which is comparable in intensity to the current I-3 zone.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. The C-6 zone, as described in the zoning ordinance, is intended for the development of commercial and manufacturing uses in a business park type setting.
- 2. Based on the above general intent, this site is appropriate for C-6 development.
- 3. Churches are permitted in the C-3 and C-6 zone. New development within the C-6 zone requires administrative development plan approval from MPC staff prior to any new construction.

THE EFFECTS OF THE PROPOSAL:

- 1. Water and sewer utilities are in place to serve this site.
- 2. The proposal would have no impact on schools. The impact to the street system would depend on the type and size of the commercial use. The majority of the proposed church traffic would likely occur on Sundays, when traffic in the surrounding business park is minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan proposes light industrial uses for this site, consistent with the requested C-6 zoning.
- 2. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. Approval of these requests may lead to future requests for C-6 zoning in the area, consistent with the sector and One Year Plans. Commercial uses are already established on several properties in the surrounding area.

Action: Approved

Meeting Date: 4/9/2009

Details of Action:

Summary of Action: C-6 (General Commercial Park)

Date of Approval: 4/9/2009

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: 5/5/2009

Date of Legislative Action, Second Reading: 5/19/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved as

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

Waived 17-day waiting period

**Effective Date of Ordinance:**