

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: 5-G-17-RZ **Related File Number:**
Application Filed: 3/27/2017 **Date of Revision:**
Applicant: WEST LONSDALE BAPTIST CHURCH

PROPERTY INFORMATION

General Location: East side Dayton St., south of Western Ave.
Other Parcel Info.:
Tax ID Number: 93 E E 003 **Jurisdiction:** City
Size of Tract: 3.25 acres
Accessibility: Access is via Dayton St., a local street with 26' of pavement width within 50' of right-of-way, or Waverly St., a local street with 24' of Pavement width within 55' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Free medical/dental clinic for the uninsured **Density:**
Sector Plan: Central City **Sector Plan Designation:** TDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This church is located on the northern edge of a residential neighborhood, zoned R-1A. To the north are commercial uses along Western Ave., zoned C-3.

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

Street: 2812 Dayton St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: R-2 (General Residential)
Previous Requests: None noted
Extension of Zone: No
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 R-2 (General Residential) zoning.

Staff Recomm. (Full):

R-2 zoning will allow use on review consideration of a clinic as a use on review. Since the site is located near the northern edge of the neighborhood, not in the middle, and since the church and parking are already established, staff is of the opinion that it is reasonable to approve R-2 zoning for this particular site. The required use on review approval by MPC can address any issues that may arise.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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. R-2 zoning will allow the subject property to be considered to include a medical clinic.
2. The site is located on the northern edge of the neighborhood, within easy walking distance from Western Ave., where public transit service is available, making it more appropriate for the proposed more intense R-2 zoning.
3. Under R-2 zoning, the site could be considered for the proposed medical clinic within the church. Only the church is permitted under the current R-1A zoning, not the medical clinic.

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

1. The requested R-2 zoning is a residential district to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses, which are more compatible functionally with intensive residential uses than with commercial uses are permitted. Some recreational, religious, educational facilities and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and usable open space for dwellings and related facilities, and through consideration of the proper functional relationship to each use permitted in this district.
2. Based on the above description, R-2 is an appropriate zone for this site.

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. The applicant proposes to establish a free medical/dental clinic on the church property, if the site is rezoned to R-2.
2. The church has been established at this location for many years, surrounded by residential uses, zoned R-1A. Since the building and parking for the church have been established, the impact to the neighborhood should be minimal.
3. The proposal will not 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. Both the City of Knoxville One Year Plan and the Central City Sector Plan propose TDR (Traditional Neighborhood Residential) for the site. This designation allows consideration of R-2 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 5/11/2017

Details of Action:

Summary of Action: R-2 (General Residential)

Date of Approval: 5/11/2017 **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: 6/6/2017

Date of Legislative Action, Second Reading: 6/20/2017

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: