

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH COUNTY SECTOR PLAN AMENDMENT**

**File Number:** 7-D-02-SP                      **Related File Number:** 7-I-02-RZ  
**Application Filed:** 6/10/2002              **Date of Revision:** 1/10/2003  
**Applicant:** TEMPLE BAPTIST CHURCH OF POWELL, INC.  
**Owner:**

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  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## PROPERTY INFORMATION

**General Location:** Southwest side Bayless Ln., southeast of W. Beaver Creek Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 36, 36.01, 38                      **Jurisdiction:** County  
**Size of Tract:** 3.07 acres  
**Accessibility:** Access is via Bayless Ln., a local street with 40' of right of way and 12' of pavement width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family dwellings  
**Surrounding Land Use:**  
**Proposed Use:** Parking                      **Density:**  
**Sector Plan:** North County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The southwest side of Bayless Ln. has been developed with residential uses, under A, RA and PR zoning. Temple Baptist Church and Academy's campus is developed to the northeast of Bayless Ln.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** Not an extension of plan designation, but would be an extension of OB zoning.  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** O (Office)

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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.): DENY O (Office) sector plan designation.

Staff Recomm. (Full): Office uses should not be permitted because the sole access street, Bayless Lane, is too narrow at only 12 feet wide. The request is also a spot sector plan amendment. The current designation of low density residential is more appropriate for the site.

Comments: This rezoning was previously denied by the Planning Commission for parcel 36 only. The applicant appealed the denial to County Commission. At the December 16, 2002 County Commission meeting, the applicant indicated that he would like to revise the application to add two more parcels to the request. This revised application includes parcels 36.01 and 38, in addition to the original parcel 36. The Planning Commission must consider this revised application and make a recommendation before it is sent back for County Commission's consideration. The two added parcels on the revised application do not change staff's position on this request. Staff maintains its recommendation for the same reasons as the previous request, which are explained above and below.

MPC Action: Denied

MPC Meeting Date: 2/13/2003

Details of MPC action:

Summary of MPC action: DENY O (Office)

Date of MPC Approval: Date of Denial: 2/13/2003 Postponements: 7/11/2002, 8/8/2002

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?: 11/12/2002**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 3/24/2003

Date of Legislative Action, Second Reading: 3/24/2003

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: postponed until 3/24/2003

Disposition of Case, Second Reading: Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Referred back to MPC to hear 2/13/2003

Approved O (Office)

Date of Legislative Appeal:

Effective Date of Ordinance: