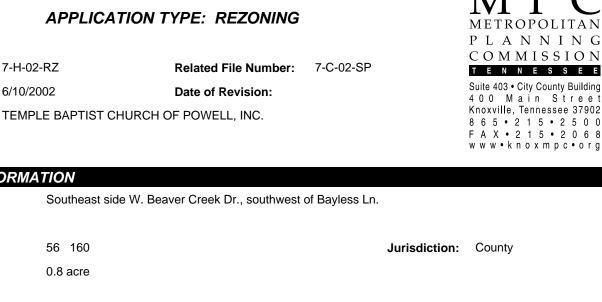
### APPLICATION TYPE: REZONING



KNOXVILLE·KNOX COUNTY

Applicant: Owner:

File Number:

Application Filed:

#### **PROPERTY INFORMATION**

**General Location:** Southeast side W. Beaver Creek Dr., southwest of Bayless Ln.

**Other Parcel Info.:** 

Tax ID Number: 56 160

Size of Tract:

Accessibility:

# GENERAL LAND USE INFORMATION

0.8 acre

7-H-02-RZ

6/10/2002

Existing Land Use:	Single family dwelling		
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:** 

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

1912 W Beaver Creek Dr

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)

Former Zoning:

**Requested Zoning:** OB (Office, Medical, and Related Services)

**Previous Requests:** None noted

**Extension of Zone:** 

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

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 OB (Office, Medical & Related Services) zoning, consistent with the sector plan recommendation			
Staff Recomm. (Full):	OB at this location would be a spot zoning, and uses permitted would not be compatible with the scale and intensity of the surrounding land use and zoning pattern.			
Comments:	The applicant listed parking as the proposed use of the property. Parking, as well as other uses permitted under OB zoning, would not be compatible with the residential uses on three of the four sides of the property. All of the adjacent properties are currently zoned for residential use.			
	The applicant appealed MPC's denial of a previous sector plan and zoning change in the area (6-B-02-SP / 6-N-02-RZ) to the Knox County Commission. The proposed use of the property was for temporary dormitory housing. The appeal was denied by the Commission at their July 22 meeting, leaving the property residential. The County Commission advised the applicant and the persons in opposition to try to work together.			
	The Planning Commission postponed the current request at the July 11, 2002 meeting so staff could meet with the applicant to discuss the church's future plans and alternative approaches for requesting desired sector plan and zoning changes. MPC staff met with David Rosser, Business Administrator for Temple Baptist Church of Powell, on July 24. Staff advised the applicant that a preferred approach would be to work with the neighbors and attempt to get agreement on a more comprehensive, logical sector plan amendment on more than one property at a time. The applicant requested postponement, in writing, but did not appear at the August 8, 2002 meeting, and MPC postponed the request 60 days to the October 10, 2002 meeting. Some people spoke in opposition to the request at the August meeting. Staff sent a letter (attached) to the applicant revise the application. Staff would otherwise maintain its position. Staff has not heard from the applicant on this matter since this letter was issued and thus maintains its recommendation to deny both requests.			
MPC Action:	Denied MPC Meeting Date: 10/10/2002			
Details of MPC action:				
Summary of MPC action:	DENY OB (Office, Medical & Related Services)			
Date of MPC Approval:	Date of Denial: 10/10/2002 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:	12/16/2002	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Denied (Withdrawn)	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: