

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

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

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:

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:

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

Street: 7113 Bayless Ln
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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 OB (Office, Medical & Related Services) zoning, consistent with the sector plan recommendation.

Staff Recomm. (Full): OB zoning would permit development that is too intense to be accessed solely from the narrow Bayless Lane, which has pavement that is only 12 feet wide.

Comments: The applicant listed parking as the proposed use of the property. Parking, as well as other uses permitted under OB zoning, would generate too much traffic to be accessed from Bayless Lane. Although adjacent property is currently zoned OB, no additional increase in zoning intensity should be approved along Bayless Lane unless it is widened to a sufficient width to support more intense uses.

Parking, as well as other uses permitted under OB zoning, would not be compatible with the single family residential uses adjacent to the property to the north and south.

Staff has advised the applicant that a preferred approach to rezoning for church expansion would be to work with the adjacent neighborhood and attempt to get agreement on a more comprehensive, logical sector plan amendment based on a master plan for expansion.

MPC Action: Denied

MPC Meeting Date: 2/13/2003

Details of MPC action:

Summary of MPC action: DENY OB (Office, Medical & Related Services)

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:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other": Referred back to MPC to reconsider as revised
Feb. 13, 2003

If "Other":

Amendments:

Amendments:

Approved OB (Office, Medical & Related Services)

Date of Legislative Appeal:

Effective Date of Ordinance: