CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 8-A-15-SP Related File Number: 8-D-15-RZ

Application Filed: 6/15/2015 Date of Revision:

Applicant: NORTHSIDE CHURCH OF CHRIST



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southwest side Bishop Rd., northwest of E. Emory Rd.

Other Parcel Info.:

Tax ID Number: 47 07515 Jurisdiction: County

Size of Tract: 2.77 acres

Accessibility: Access is via Bishop Rd., a major collector street with 20' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church

Surrounding Land Use:

Proposed Use: Commercial Density:

Sector Plan: North County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: To the south, on properties with direct access to E. Emory Rd., are industrial, commercial and office

uses, zoned I, PC, CA and OB. To the north and east, are low to medium density residential uses,

zoned PR and RA.

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

Street: 7615 Bishop Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: PC (Planned Commercial)

Previous Requests: None noted

Extension of Zone: Yes, extension of GC designation and PC zoning from the south

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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Requested Plan Category: GC (General Commercial)

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.): DENY the request to amend the future land use map of the North County Sector Plan to GC (General

Commercial) land use classification.

Staff Recomm. (Full): There is a creek along the south property line of the subject parcel that forms a logical, natural, dividing

line between commercial and residential uses. All the nearby properties that are designated for commercial or industrial uses have direct access to E. Emory Rd. The subject property has access

only to Bishop Rd., which is developed exclusively with agricultural or residential uses.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN

THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known road or utility improvements have been made recently in the area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan currently calls for low density residential (LDR) development at this location. This property is located on the edge of a large area of LDR designated and developed land. Approval of general commercial uses at this location is not appropriate. The sector plan appropriately proposes low density residential uses north of the creek on properties accessed by Bishop Rd.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There have been no significant changes that have taken place to justify amendment of the sector plan, as requested. Staff maintains that general commercial uses are not appropriate at this location. Commercial development in the immediate area has been limited to properties with direct access to E. Emory Rd. only. The subject property only has access to Bishop Rd. and is north of a creek which forms a natural boundary between residential and non-residential uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

There are no apparent trends that warrant an amendment to the sector plan. Staff recognizes that there is a metal building on the site that is used as a church. Churches are permitted use under the current Agricultural zoning. With no review by MPC, the church was permitted with the look of a metal, commercial building in close proximity to residential uses. Approval of the site for commercial uses could introduce non-compatible uses to the area, which could significantly increase the intensity of use of the site and negative impact to surrounding residential uses. A church is a much less intense use than commercial uses, which generally have longer periods of activity and increased traffic than would a church. The sector plan proposes that commercial uses be placed within the CA or PC zoned areas to the south. There is available land for development in that area that is already zoned for commercial uses.

Action: Denied (Withdrawn) Meeting Date: 8/13/2015

Details of Action:

Summary of Action:

Date of Approval: Date of Denial: Postponements:

Date of Withdrawal: 8/13/2015 Withdrawn prior to publication?: ☐ Action Appealed?:

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LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/28/2015 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

Disposition of Case:

If "Other":

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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