

# 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:** 8-R-04-RZ                      **Related File Number:**  
**Application Filed:** 7/22/2004              **Date of Revision:**  
**Applicant:** MESSIAH LUTHERAN CHURCH  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Kingston Pike, west of Golf Club Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 120 E A 011 (PORTION ZONED C-3)                      **Jurisdiction:** City  
**Size of Tract:** 1.5 acre  
**Accessibility:** Access is via Kingston Pike, a five lane, major arterial street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Church with accessory day care that has annual pumpkin sale  
**Surrounding Land Use:**  
**Proposed Use:** Same as existing                      **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This church site is within the C-3 and C-4 commercial corridor along both sides of Kingston Pike in this area.

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

**Street:** 6900 Kingston Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** Property was rezoned C-3 recently  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned C-3 in April to allow a day care facility as part of the church ministry

### 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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-4 (Highway and Arterial Commercial) zoning

Staff Recomm. (Full): This site was zoned C-3 to accommodate a proposed day care ministry as part of this church facility. Since that rezoning, the C-4 zone has been amended to allow use on review consideration of day care uses. The C-4 rezoning is needed to allow the church to continue their annual pumpkin sales. C-4 zoning is consistent with other commercial zoning noted along Kingston Pike in this area. The sector plan proposes commercial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The C-4 zoning allows the existing church and related uses, including a day care facility and the annual pumpkin sales event, and is compatible with the scale and intensity of the surrounding commercial, office and residential development, and C-3, C-4 and R-1 zoning pattern.  
2. C-4 zoning will allow commercial development of the property that is in character with the access and public infrastructure available to serve the site.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer are available to serve the site.
- 2. The proposed C-4 zoning allows the existing church use and proposed day care facility on the property.
- 3. The C-4 zoning would not adversely impact adjoining residential properties, but would bring the proposed use into conformance with the Knoxville City Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. C-4 zoning is consistent with the commercial use proposed for this site by the One Year Plan and the West City Sector Plan.
- 2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 8/12/2004

Details of MPC action:

Summary of MPC action: APPROVE C-4 (Highway and Arterial Commercial)

Date of MPC Approval: 8/12/2004 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: 9/14/2004 Date of Legislative Action, Second Reading: 9/28/2004

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:

