

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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: 9-J-13-UR **Related File Number:**
Application Filed: 7/31/2013 **Date of Revision:**
Applicant: HARB-WHITE PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Southwest side of Bridgewater Rd., southeast side of Comstock Rd.
Other Parcel Info.:
Tax ID Number: 119 L A 01601 **Jurisdiction:** City
Size of Tract: 6.75 acres
Accessibility: Access is via Bridgewater Rd., a major collector street with a required right-of-way of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Church/meeting space/sports facility
Surrounding Land Use:
Proposed Use: Multipurpose building **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** GC/C pending
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located on the north side of I-40/75 and the southeast side of Ten Mile Creek. Residential uses are located to the north and east of the site, zoned RP-1, RA and RB. Mostly commercial uses are located on the south side of the Interstate and to the west, zoned C-3, C-4, C-6 and CA.

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

Street: 205 Bridgewater Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The Planning Commission recommended approval of the rezoning to PC-1 (Retail and Office Park) on 7/11/2013. The Knoxville City Council approved the rezoning on 9/3/2013.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan and list of permitted uses for the reuse of the existing church buildings, subject to 4 conditions

Staff Recomm. (Full):
1. Use of the facility shall be restricted to the uses identified on PC-1 Proposed Uses list (dated July 31, 2013) provided by the applicant, with the exclusion of the daycare use. Since the daycare use has specific requirements that cannot be met by the existing facilities, a separate use on review approval is required.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. Any proposed signage is subject to approval by Planning Commission staff and Knoxville's Sign Enforcement Inspector.

With the conditions noted above, this request meets the requirements for approval in the PC-1 (Retail and Office Park) zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to convert this former church site into a multi-purpose facility under the PC-1 (Retail and Office Park) zoning district. In addition to O-1 (Office, Medical, and Related Services) type uses, the applicant has provided a list of other possible uses of the site. Access to the site is off of Bridgewater Rd., a major collector street. Staff is in agreement with the applicant that the existing parking should be sufficient for the proposed uses.

The Planning Commission recommended approval of the rezoning to PC-1 (Retail and Office Park) on 7/11/2013. The Knoxville City Council approved the rezoning on 9/3/2013.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed reuse of the former church building is compatible with surrounding development and will have a minimal impact on adjacent properties.
3. There will be no impact on schools, and a minimal impact on the street system.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed reuse of the existing church buildings meets the standards for development within the PC-1 (Retail and Office Park) zoning district and all other relevant requirements of the Zoning Ordinance with the proposed conditions.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the site has direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan and the Knoxville One Year Plan have been amended to allow commercial uses on this site. The proposed reuse of the existing church buildings is consistent with the

Sector and One Year Plans.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 9/12/2013

Details of Action:

Summary of Action: APPROVE the development plan and list of permitted uses for the reuse of the existing church buildings, subject to 4 conditions

Date of Approval: 9/12/2013 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

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