

▶ **FILE #:** 10-S-06-RZ

AGENDA ITEM #: 90

AGENDA DATE: 10/12/2006

▶ **APPLICANT:** WESLEYAN MEMORIAL CHURCH

OWNER(S): WESLEYAN MEMORIAL CHURCH

TAX ID NUMBER: 59 M E 001

JURISDICTION: City Council District 4

▶ **LOCATION:** South side Millertown Pike, east of Washington Pike

▶ **APPX. SIZE OF TRACT:** 10 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Millertown Pike, a minor arterial street with 20' of pavement width within 40' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Office, church and residential use

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Millertown Pike - Dwellings / R-1 (Low Density Residential)
 South: Dwellings / R-1 (Low Density Residential)
 East: Dwellings / R-1 (Low Density Residential)
 West: Dwellings / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses and the church on the subject property, zoned R-1. There are some commercial and office uses located 1000-1500 feet to the north and east, zoned C-1, C-3, C-6 and O-1.

STAFF RECOMMENDATION:

▶ **APPROVE O-1 (Office, Medical and Related Services) zoning.**

O-1 zoning is consistent with the One Year Plan and sector plan proposals for this site and is appropriate along this section of Millertown Pike, which is a minor arterial street that is scheduled for improvements in the near future.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Other properties along Millertown Pike to the east have been rezoned from R-1 to O-1 in the past, consistent with the One Year and sector plan proposals.
3. O-1 zoning allows the existing church as a use permitted on review and will allow some of the vacant land on the parcel to be developed with office uses.
4. The church on the site is already a non-residential use and will serve as a buffer between residential uses to

the west and office uses, which minimizes the impact on some of the surrounding residential properties.

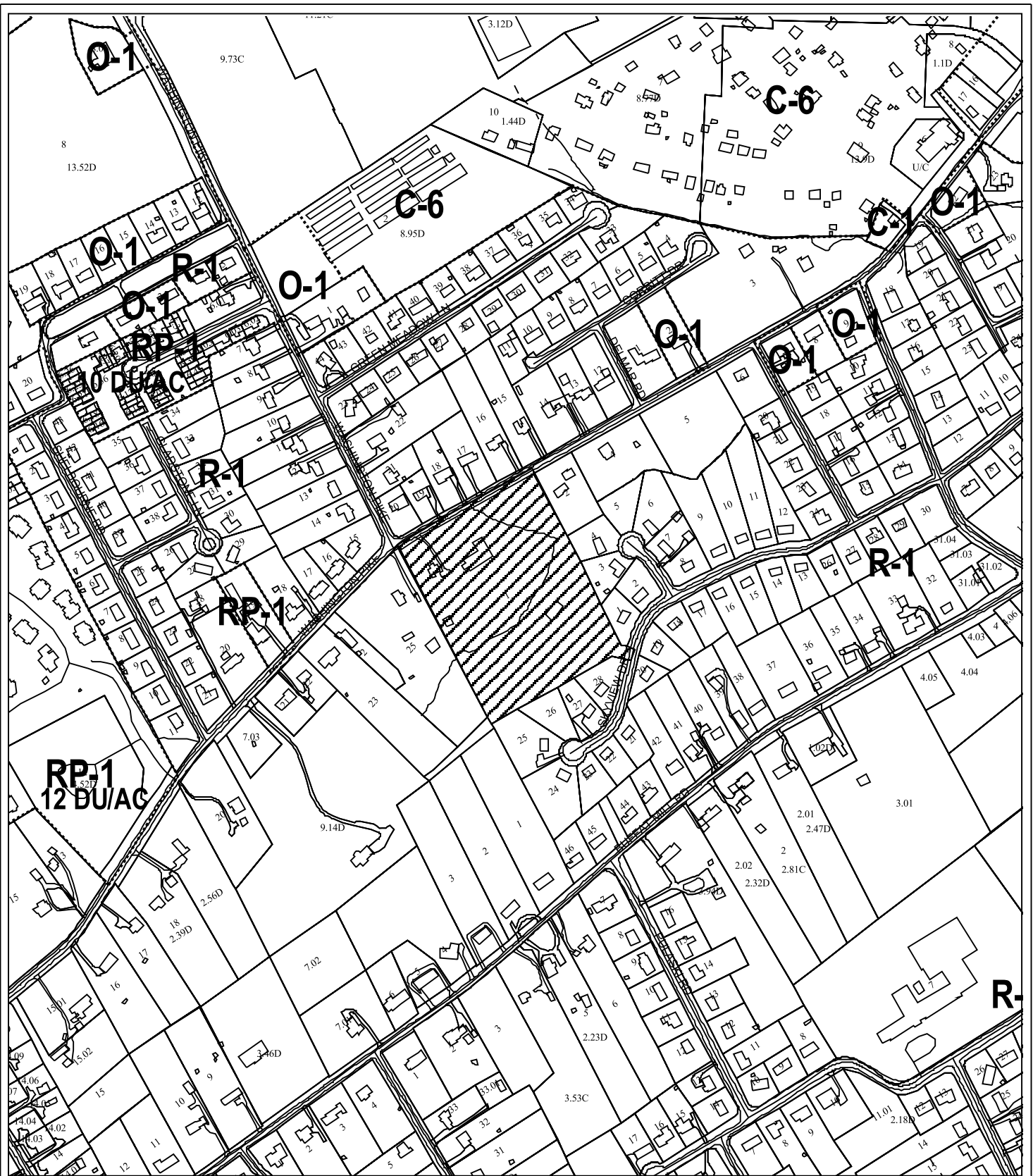
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have a minimal impact on streets and schools.
3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.
4. Churches are permitted with use on review approval in both the requested O-1 zone and the existing R-1 zone, so any future expansion of church facilities will require MPC's approval.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes mixed uses, limited to office and low density residential uses, consistent with this proposal.
2. The East City Sector Plan proposes office uses for this site, consistent with this proposal.
3. This proposal is likely to generate future requests for office uses in the area, consistent with the One Year and sector plan proposals for the area.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2006 and 11/21/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-S-06-RZ
REZONING**

Petitioner: Wesleyan Memorial Church

Map No: 59

Jurisdiction: City



From: R-1 (Single Family Residential)
To: O-1 (Office, Medical, and Related Services)

Original Print Date: 09/26/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

