

▶ **FILE #:** 10-X-06-RZ

AGENDA ITEM #: 95

AGENDA DATE: 10/12/2006

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): SEVIER HEIGHTS BAPTIST CHURCH

TAX ID NUMBER: 135 G B 004

JURISDICTION: City Council District 1

▶ **LOCATION:** South side Maloney Rd., east of Alcoa Hwy.

▶ **APPX. SIZE OF TRACT:** 2.5 acres

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Maloney Rd., a major collector street with 20' of pavement width with 50' of right of way.

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

▶ **PRESENT ZONING:** No Zone (formerly OB (Office, Medical, and Related Services))

▶ **ZONING REQUESTED:** C-4 (Highway and Arterial Commercial) or O-1 (Office, Medical & Related Services)

▶ **EXISTING LAND USE:** Dwelling

▶ **PROPOSED USE:** Church related use

EXTENSION OF ZONE: Extension of C-4 from the west, not an extension of O-1.

HISTORY OF ZONING: MPC approved OB zoning for this site on 7/13/06. County Commission approved the same on 8/28/06.

SURROUNDING LAND USE AND ZONING: North: Maloney Rd. - Dwelling / R-1 (Low Density Residential)
 South: Church facilities / R-1 (Low Density Residential)
 East: Dwelling / RA (Low Density Residential)
 West: Church facilities / C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT This area is developed with commercial uses and the adjacent church along Alcoa Hwy., zoned C-3, C-4 and CA, with residential uses to the east, zoned various residential zones.

STAFF RECOMMENDATION:

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

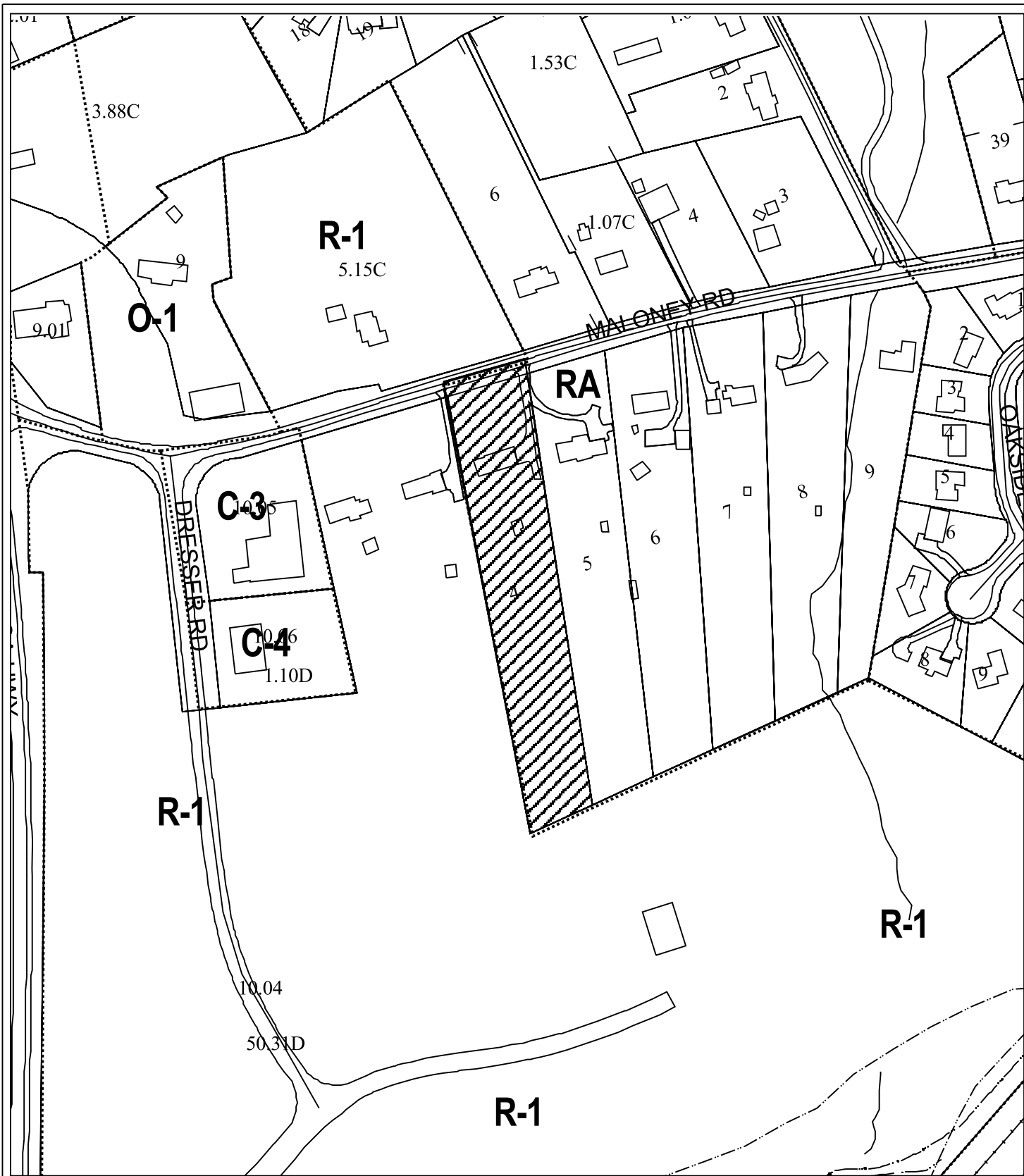
O-1 zoning is compatible with surrounding development and the adjoining C-4 and RA zoning. O-1 is the most comparable City zone to the former County OB zone. The sector plan proposes low density residential use for the site.

COMMENTS:

The property was recently recommended and approved for OB zoning in the County, with no objections from the applicant and owner of the property, Sevier Heights Baptist Church. The owner has indicated that it would prefer C-4 zoning on the property, which was advertised with the comparable O-1 zoning. In all annexation related governmental rezonings applied for by the City, MPC staff's policy is to simply recommend the most


comparable City zone to the previous County zone, which in this case is O-1.

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-X-06-RZ
GOVERNMENTAL REZONING

Petitioner: City of Knoxville
 Map No: 135
 Jurisdiction: City

 From: No Zone
 To: C-4 (Highway and Arterial Commercial)
 or O-1 (Office, Medical & Related Services)
 Original Print Date: 09/25/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

