



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 7-H-07-RZ  
7-D-07-PA

**AGENDA ITEM #:** 70  
**AGENDA DATE:** 7/12/2007

▶ **APPLICANT:** STEVE BETHEL  
**OWNER(S):** BRIDGEWATER BAPTIST CHURCH INC  
CHURCH WEST KNOXVILLE BAPTIST INC  
PRATT BETTY P

**TAX ID NUMBER:** 119 L A 015, 016 & 017  
**JURISDICTION:** Council District 2

▶ **LOCATION:** Northwest and southeast sides Comstock Rd., southwest side of Bridgewater Rd.

▶ **TRACT INFORMATION:** 13.11 acres.

**SECTOR PLAN:** Northwest County

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

**ACCESSIBILITY:** Access is via Comstock Rd., a local street with 26' of pavement width within 40' of right of way, or Bridgewater Rd., a major collector street with 4 lanes and a center median within 80-100' of right of way.

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

**WATERSHED:** Ten Mile Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) & MDR (Medium Density Residential) / R-1 (Low Density Residential), R-2 (General Residential) and RP-1 (Planned Residential) @ 6-12 du/ac

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Self-storage facility and church

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:** None noted for this site.

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Ten Mile Creek floodway / OS & F / RP-1 (Planned Residential) & F-1 (Floodway)  
South: I-40/75 right of way / GC / C-3 (General Commercial)  
East: Dwellings and apartments / LDR & COUNTY / RA (Low Density Residential) and RB (General Residential)  
West: Ten Mile Creek floodway / GC & F / C-3 (General Commercial) and F-1 (Floodway)

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.

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**STAFF RECOMMENDATION:**

▶ **APPROVE GC (General Commercial) One Year Plan designation.**

General commercial uses are appropriate at this location, which is adjacent to the interstate at a partial interchange and separated from residential uses by a large floodway.

▶ **APPROVE C-6 (General Commercial Park) zoning. (Applicant requested C-4.)**

C-6 zoning is more compatible with surrounding development and will require administrative site plan approval from MPC staff prior to development.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The site fronts on the interstate and a major collector street and has a natural separation from the nearby residential uses from the floodway to the northwest of the site, which is a designated Knox County Greenway. Bridgewater Rd. has a partial interchange with the interstate. This site is appropriate for extension of a commercial node at the interchange.
2. Under C-6 zoning, this site can be developed to be compatible with surrounding land uses and the adjoining floodway. The proposed self-service storage facility, if developed, should be relatively low impact, especially with regard to vehicle trips per day, compared to other commercial uses.
3. C-6 zoning requires administrative site plan approval by MPC staff prior to the issuance of building permits.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Bridgewater Rd. is a four lane major arterial street, capable of handling the additional traffic that will be generated by this development.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

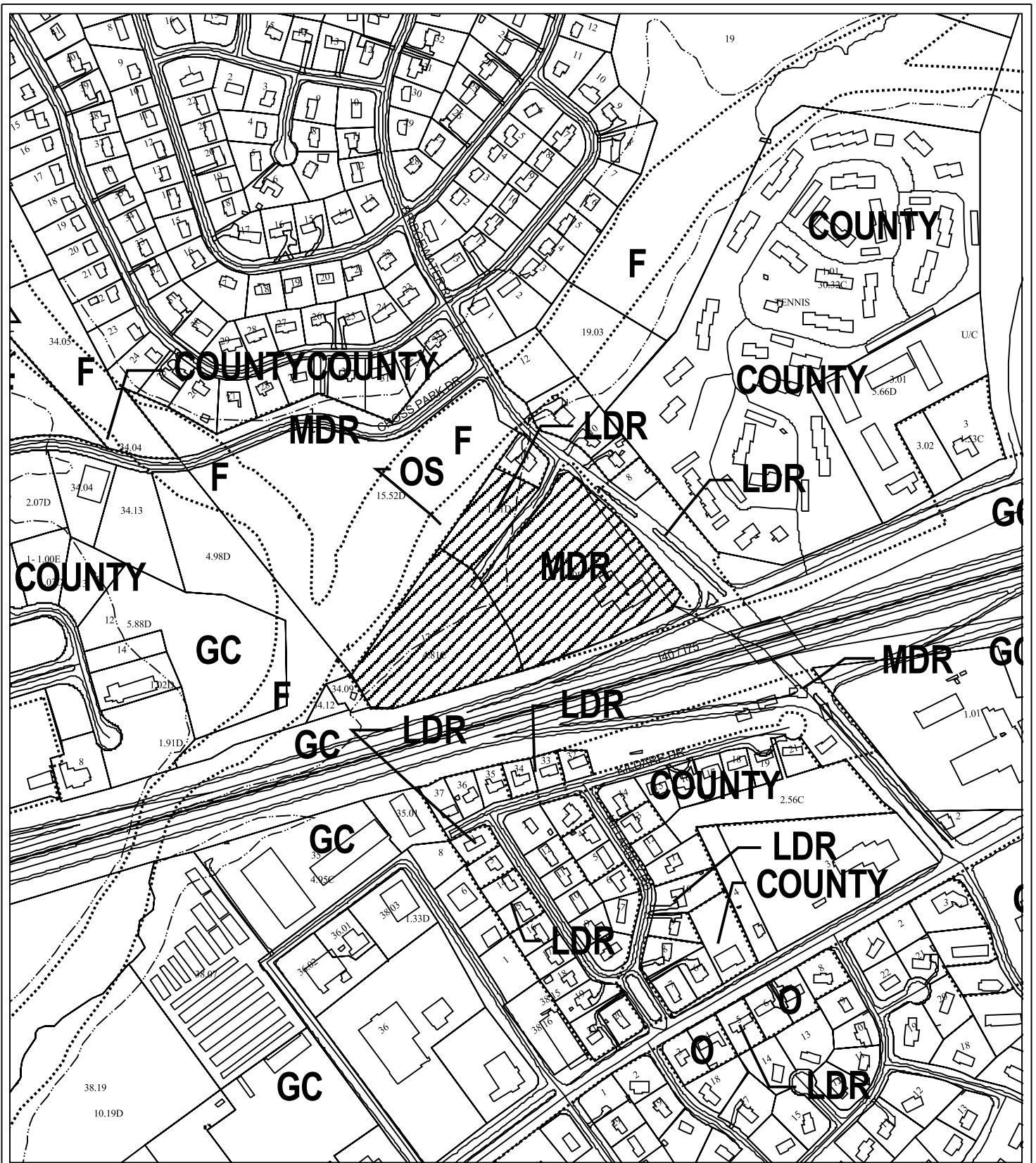
1. With the recommended plan amendment, C-6 zoning is consistent with the City of Knoxville One Year Plan.
2. The Northwest County Sector Plan proposes medium density residential uses and stream protection for the site.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future commercial plan amendment and rezoning requests on surrounding properties in the area.

If C-6 is approved for this site, the applicant will be required to submit development plans for administrative review and approval. Building permits may not be issued until MPC staff certifies that the plan is consistent with the approved C-6 plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/14/2007 and 8/28/2007. 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 County.



7-D-07-PA/7-H-07-RZ  
 PLAN AMENDMENT

Petitioner: Steve Bethel

Map No: 119

Jurisdiction: County

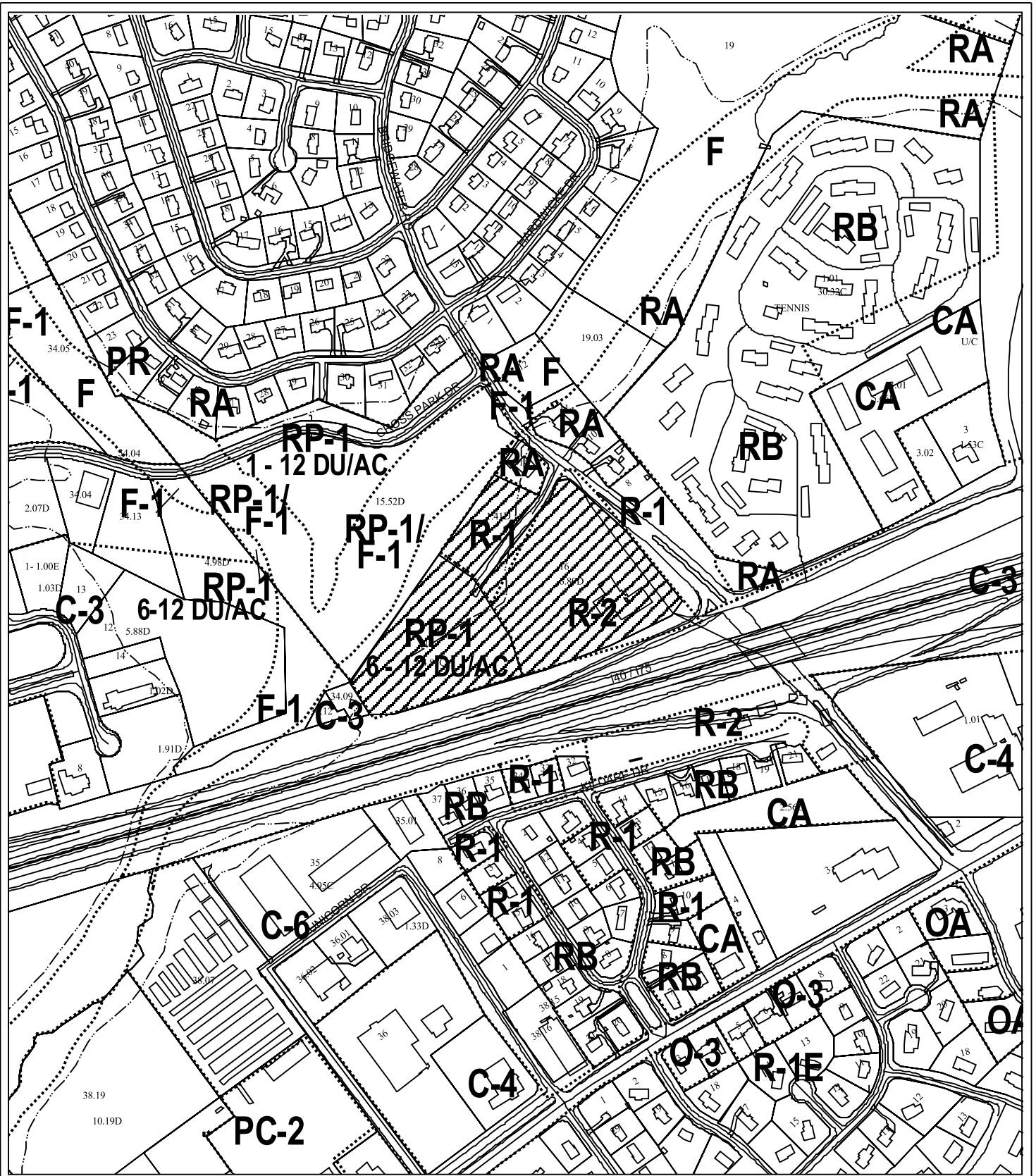


From: LDR (Low Density Residential) & MDR (Medium Density Residential)

To: GC (General Commercial)

Original Print Date: 06/27/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**7-H-07-RZ  
REZONING**

From: R-1 (Low Density Residential), R-2 (General Residential) and RP-1 (Planned Residential) @ 6-12 du/ac



To: C-4 (Highway and Arterial Commercial)

Original Print Date: 06/27/07

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

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