



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

**FILE #:** 10-B-08-RZ **AGENDA ITEM #:** 55  
 10-B-08-PA **AGENDA DATE:** 11/13/2008

POSTPONEMENT(S): 10/9/08

**APPLICANT:** MIDDLEBROOK PIKE UNITED METHODIST CHURCH  
**OWNER(S):** ROCHELLE KEN HIGGINS MIKE ELMORE BILL & ET AL TRUSTEES

TAX ID NUMBER: 106 N A 003 & 004

JURISDICTION: Council District 2

**LOCATION:** Southeast side Middlebrook Pike, east of Vanosdale Rd.

**TRACT INFORMATION:** 1.07 acres.

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Middlebrook Pike, a four lane, median divided major arterial street.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Fourth Creek

**PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) (R-1E) / R-1E (Low Density Exclusive Residential)

**PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Low Density Residential)

**EXISTING LAND USE:** Vacant land

**PROPOSED USE:** Church facilities - parking

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
 North: Middlebrook Pike, and residence / P/ R-1A & R-1 Residential  
 South: Residences /LDR(R-1E) / R-1E Residential  
 East: Residences /LDR(R-1E) / R-1E Residential  
 West: Church / LDR / R-1 Residential

NEIGHBORHOOD CONTEXT: These lots are part of the West Hill neighborhood that low density residential and related uses that have developed under R-1 And R-1E residential zones

**STAFF RECOMMENDATION:**

**ADOPT resolution #10-B-08-PA, amending the Knoxville One Year Plan to LDR (Low Density Residential) for this property. (See attached Exhibit A.)**

The LDR designation without the restriction to only R-1E zoning will allow the rezoning to R-1 (Low Density Residential) to incorporate these lots into the church site and to allow the church expansion onto this property. The R-1E (Single Family Exclusive) zoning does not permit churches.

► **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning**

R-1 zoning is consistent with other zoning and development found in the area and will permit use on review consideration of church expansion onto this property.

**COMMENTS:**

**ONE YEAR PLAN REQUIREMENTS:**

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN**

**NEW ROAD OR UTILITY IMPROVEMENTS:**

1. The proposed LDR designation and R-1 zoning are consistent with the surrounding, established non-residential, institutional and residential development pattern and would not be an intrusion into the neighborhood.

**ERROR OR OMISSION IN CURRENT PLAN:**

1. The One Year Plan's current proposal for LDR (R-1E) uses on the south side of Middlebrook Pike for the single family developed lots is appropriate; however, allowing the LDR with R-1 zoning to expand the area of the established church should not adversely impact the area or change the character of the neighborhood.  
2. Allowing expanded church uses at this location would bring additional noise and traffic, including more turning movements at this intersection

**CHANGES IN GOVERNMENT POLICY:**

1. Water and sewer utilities are in place to serve this site.  
2. The proposal would have no impact on schools. However, the streets would be impacted with additional traffic generated from expanded church use.

**CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:**

1. The Northwest City Sector Plan's proposal for low density residential uses is appropriate for this site. Expanding the One Year Plan LDR designation to include R-1 zoning does not substantially change the residential character of this area.  
2. This site is located within the Urban Growth (inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.  
3. Allowing expanded institutional use to be considered for the subject property should not lead to future requests for other non-residential uses along the south side of Middlebrook Pike, promoting further intrusion into the existing neighborhood.

**REZONING REQUIREMENTS:**

**NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:**

1. The residential proposal is an extension of zoning from the west.  
2. There is an established residential zoning pattern on both sides of Middlebrook Pike. in this area.  
3. This zoning pattern is acceptable for this area.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:**

1. The R-1 zone, as described in the zoning ordinance, is intended for general residential and institutional uses at appropriate locations such as this site.  
2. The site is relatively flat, is located along a major arterial highway and is surrounded by commercial, institutional and residential uses appropriate for R-1 zoning.

**EFFECTS OF THE PROPOSAL:**

1. Public water and sewer utilities are available to serve the site.  
2. Middlebrook Pike. is a 4-lane major arterial highway that should have the capacity to handle the additional traffic that will be generated by expanded church development of this site.  
3. The proposal is compatible with surrounding development and zoning.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:**

1. With the recommended sector plan amendment to LDR, the proposed R-1 zoning would be consistent

with the Northwest city Sector Plan.

2. This site is located within the Urban Growth Area (inside city) of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This request may lead to future sector plan and rezoning requests for R-1 in the immediate area, which would be consistent with the established zoning pattern in the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/16/2008 and 12/30/2008. 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.

**KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION AMENDING THE CITY OF KNOXVILLE ONE YEAR PLAN**

**WHEREAS**, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

**WHEREAS**, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

**WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

**WHEREAS**, the Metropolitan Planning Commission has prepared the Knoxville One Year Plan Land Use Map, consistent with the requirements of the General Plan; and

**WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within sector plans initiated by the Planning Commission or in response to applications from property owners; and

**WHEREAS**, Middlebrook Pike United Methodist Church, has submitted an application to amend the One Year Plan from LDR (Low Density Residential) (R-1E) to (Low Density Residential) for property described in the application; and

**WHEREAS**, the Metropolitan Planning Commission staff recommends approval of the requested amendment to the One Year Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

**WHEREAS**, the Metropolitan Planning Commission, at its regularly scheduled public hearing on 11/13/08 after consideration of the staff recommendation and testimony from those persons in support and opposed to the sector plan amendment, approved the amendment for the subject property as requested, and/or amended.

**NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:**

SECTION 1: The Planning Commission hereby adopts the amendment to the One Year Plan, with its accompanying, staff report and map, file # 10-B-08-PA.

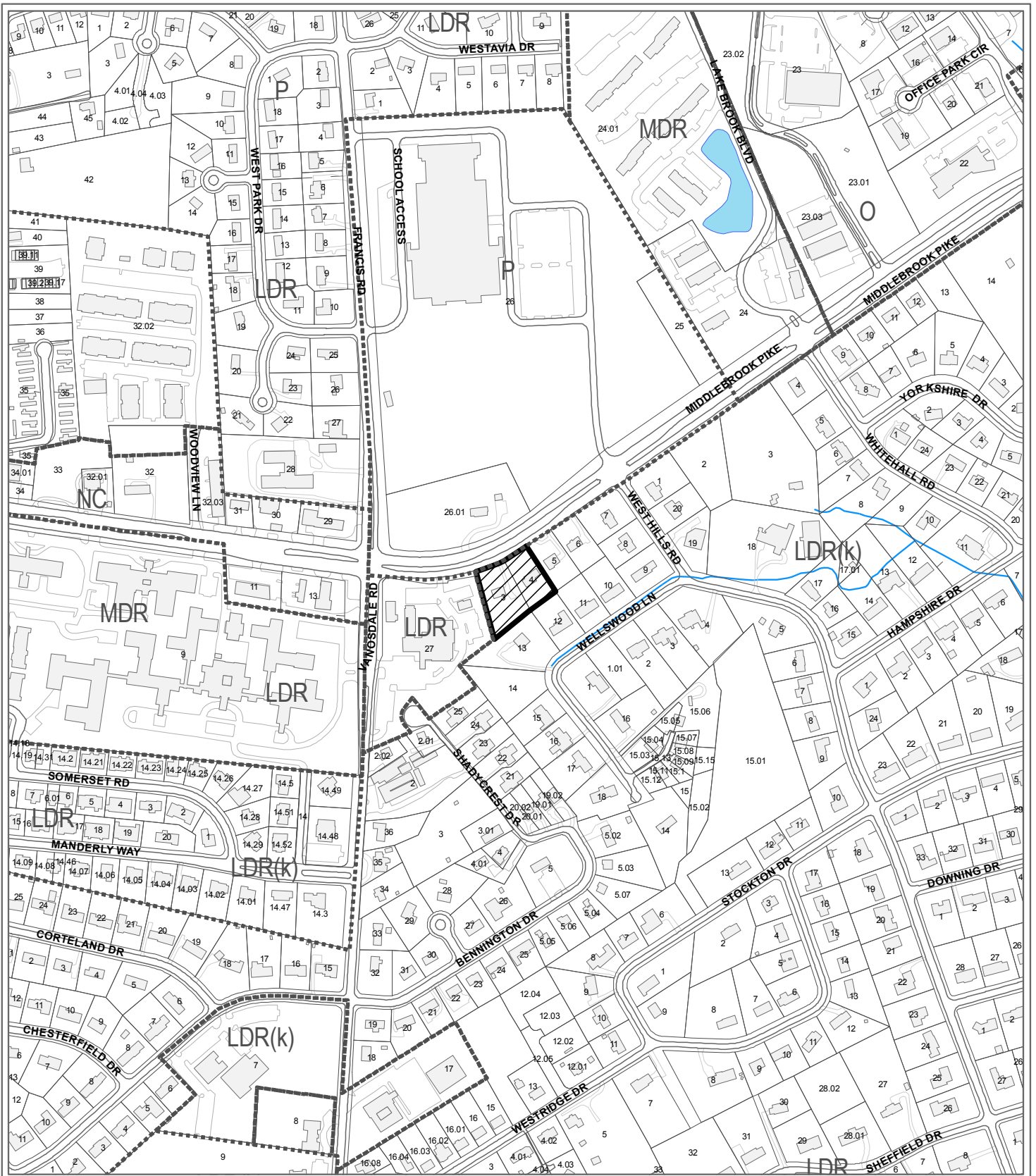
SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that the Council of the City of Knoxville likewise consider this amendment to the General Plan 2033.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



**10-B-08-PA / 10-B-08-RZ  
ONE YEAR PLAN AMENDMENT**

From: LDR (Low Density Residential) (R-1E)

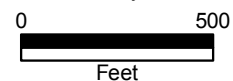
To: LDR (Low Density Residential)



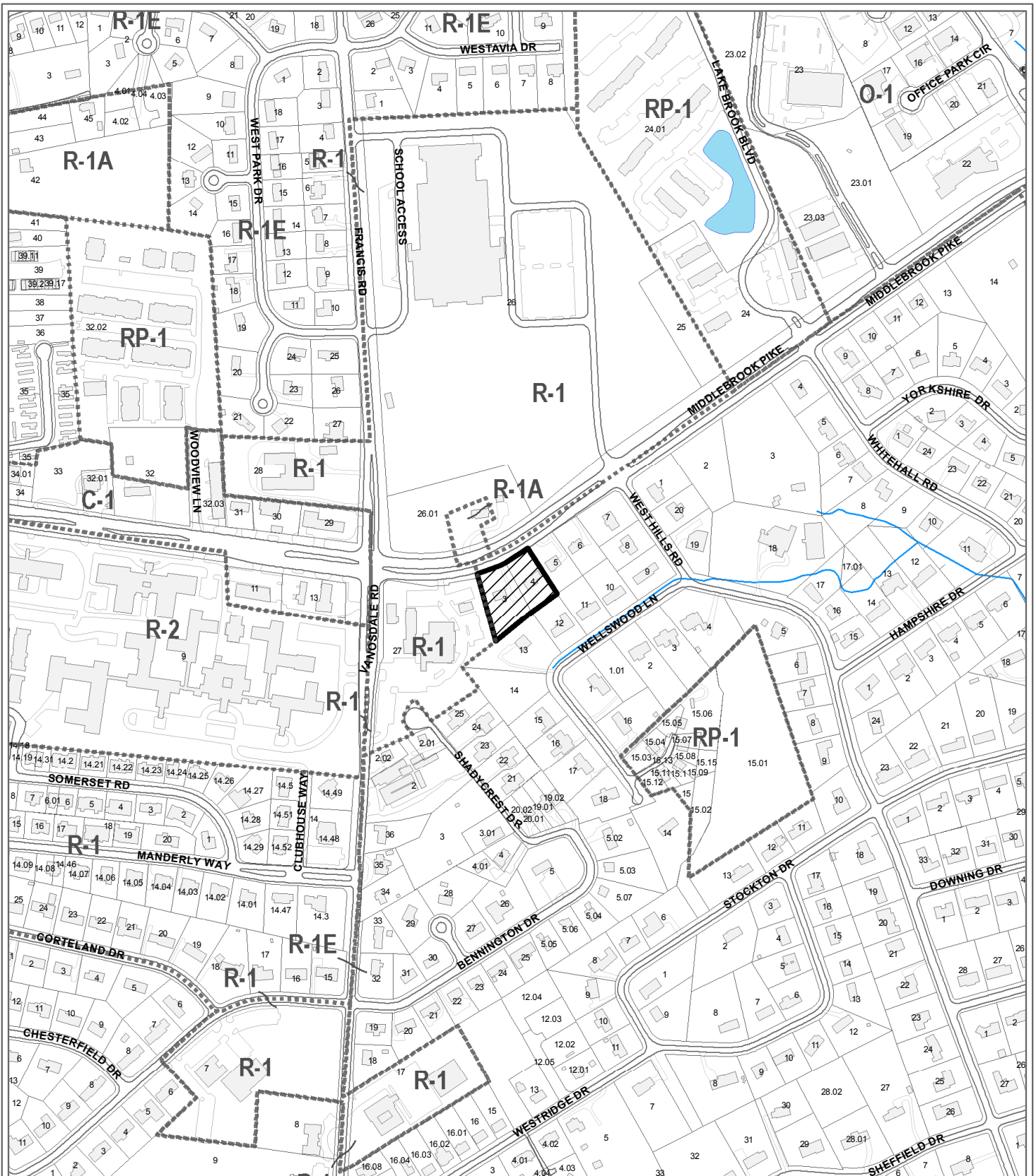
Petitioner: Middlebrook Pike United Methodist Church

Map No: 106

Jurisdiction: City



Original Print Date: 10/2/2008      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**10-B-08-RZ  
REZONING**

From: R-1E (Low Density Exclusive Residential)

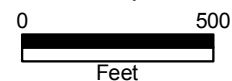
To: R-1 (Low Density Residential)



Petitioner: Middlebrook Pike United Methodist Church

Map No: 106

Jurisdiction: City



Original Print Date: 9/18/2008  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised: