

▶ **FILE #:** 4-D-09-RZ

**AGENDA ITEM #:** 43

**AGENDA DATE:** 4/9/2009

▶ **APPLICANT:** **ABIDING GLORY MINISTRIES**  
 OWNER(S): CONNELL MELINDA P & JOEL W  
 SPANISH FORK PROPERTIES INC

TAX ID NUMBER: 93 P C 018.03 & 018.04

JURISDICTION: City Council District 3

▶ **LOCATION:** **Northeast side Midpark Rd., south side of Beard Dr.**

▶ **APPX. SIZE OF TRACT:** **4.54 acres**

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Midpark Rd., a minor collector street with 36' of pavement within 75' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** **I-3 (General Industrial)**

▶ **ZONING REQUESTED:** **C-6 (General Commercial Park)**

▶ **EXISTING LAND USE:** **Vacant commercial building**

▶ **PROPOSED USE:** **Occupy building with church**

EXTENSION OF ZONE: Yes, extension of C-6 from the northwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Midpark Center, Industrial-business park / I-3 (General Industrial)

South: Parking area / I-3 (General Industrial)

East: Parking area / I-3 (General Industrial)

West: Midpark Rd. - Distribution center / I-3 (General Industrial)

NEIGHBORHOOD CONTEXT: This property is located within an industrial/business park that has manufacturing, distribution and warehousing uses, under I-3 and C-6 zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning.**

C-6 is a logical extension of zoning from the northwest, is compatible with surrounding development and zoning and is consistent with the One Year and sector plan designations for the site.

**COMMENTS:**

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

1. C-6 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. C-6 is an acceptable zone under the LI (Light Industrial) plan designation.
3. A large property to the northwest is already zoned C-6, which is comparable in intensity to the current I-3 zone.

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

1. The C-6 zone, as described in the zoning ordinance, is intended for the development of commercial and manufacturing uses in a business park type setting.
2. Based on the above general intent, this site is appropriate for C-6 development.
3. Churches are permitted in the C-3 and C-6 zone. New development within the C-6 zone requires administrative development plan approval from MPC staff prior to any new construction.

**THE EFFECTS OF THE PROPOSAL:**

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. The impact to the street system would depend on the type and size of the commercial use. The majority of the proposed church traffic would likely occur on Sundays, when traffic in the surrounding business park is minimal.

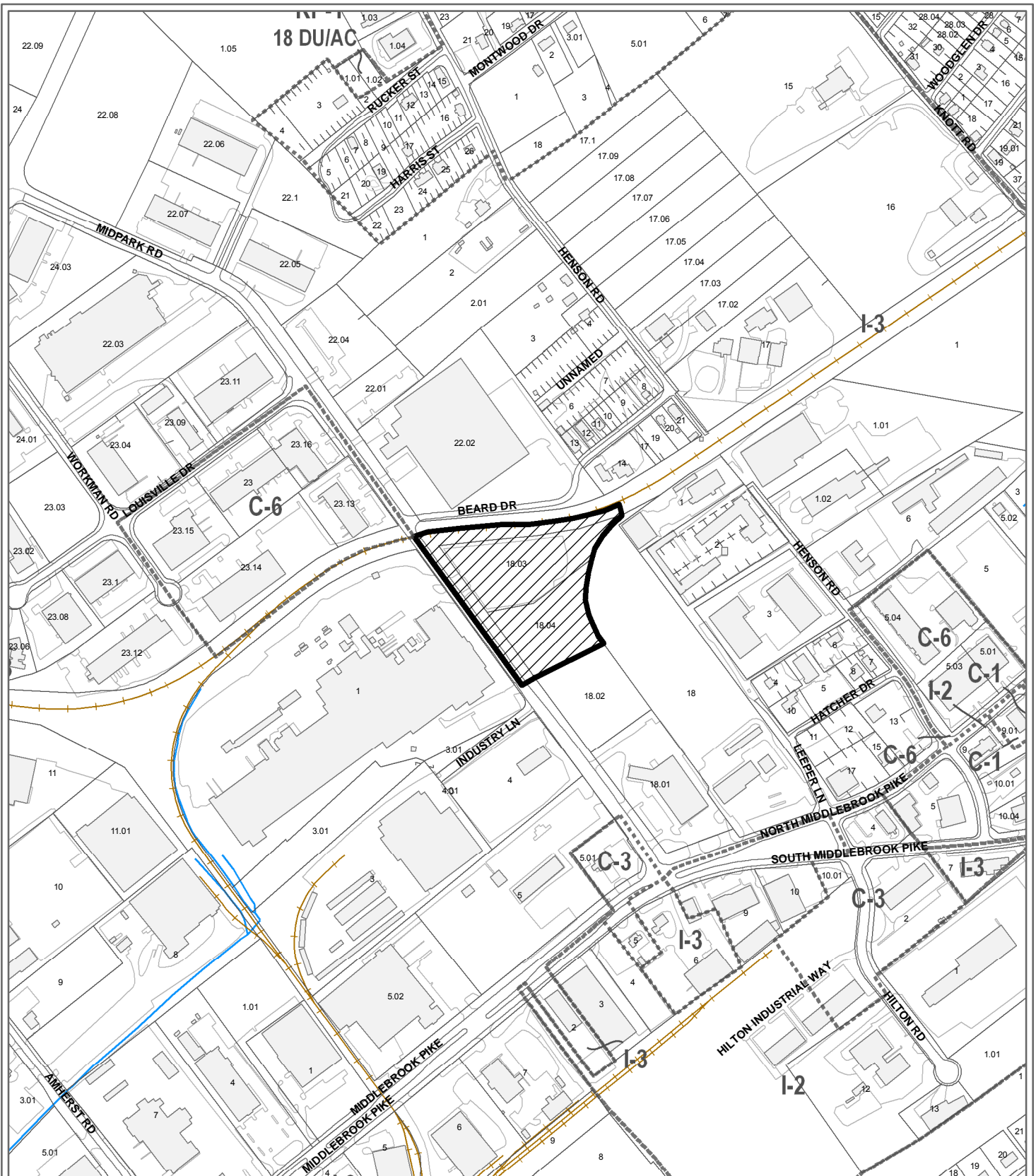
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest City Sector Plan proposes light industrial uses for this site, consistent with the requested C-6 zoning.
2. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Approval of these requests may lead to future requests for C-6 zoning in the area, consistent with the sector and One Year Plans. Commercial uses are already established on several properties in the surrounding 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 5/5/2009 and 5/19/2009. 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.



**4-D-09-RZ  
REZONING**

From: I-3 (General Industrial)  
To: C-6 (General Commercial Park)



Petitioner: Abiding Glory Ministries

Map No: 93

Jurisdiction: City

Original Print Date: 3/30/2009  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

