

▶ **FILE #:** 12-C-10-RZ

**AGENDA ITEM #** 35

**AGENDA DATE:** 12/9/2010

▶ **APPLICANT:** CEDAR SPRINGS PRESBYTERIAN CHURCH

OWNER(S): Cedar Springs Presbyterian Church

TAX ID NUMBER: 132 F A 010, 011 & PT. OF 001 PART ZONED RAE

JURISDICTION: County Commission District 5

▶ **LOCATION:** South side Brandon Rd., west side Clearfield Rd., south of Kingston Pike

▶ **APPX. SIZE OF TRACT:** 3 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Current access to these sites is from Brandon Rd. or Clearfield Rd., both local streets with 26' of pavement width within 50' of right-of-way. If the sites are incorporated into the church property, as anticipated, primary access would likely be from Kingston Pike to the north. Kingston Pike is a major arterial street with 5 lanes within 160' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** RAE (Exclusive Residential)

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Future church development

EXTENSION OF ZONE: Yes, extension of RA from the north

HISTORY OF ZONING: Two adjacent properties to the north were rezoned from RAE to RA in 2009 (4-C-09-RZ).

SURROUNDING LAND USE AND ZONING: North: Brandon Rd. - Church parking / RA and R-1 (Low Density Residential)

South: Residence / RAE (Exclusive Residential)

East: Clearfield Rd. - Residences / RAE (Exclusive Residential)

West: Church parking and athletic fields / O-1 (Office, Medical & Related Services)

NEIGHBORHOOD CONTEXT: These residential lots were developed with the subdivision under RA and RAE zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.**

RA zoning is compatible with the surrounding residential and church uses, under O-1 and RAE zoning, and will allow the church to locate future development on these properties adjacent to its current campus.

**COMMENTS:**

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

#### COUNTY GENERALLY

1. Low density residential uses are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The subject property has RAE zoning to the south and east with office and commercial zoning to the north.
3. RA zoning provides the applicant the opportunity to pursue approval of parking or other accessory uses to the church on this property.

#### CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

1. RA zoning provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
2. Based on the above description, this site is appropriate for RA zoning.
3. If connected to sewer, the RA zone allows detached residential development with a minimum lot size of 10,000 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by the Knox County Health Department. It also allows churches and accessory uses to them. The RAE zoning district does not allow church development.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.
2. The proposal will have a minimal impact on schools and the street system.
3. RA zoning will have a minimal impact on adjacent properties, all of which are zoned for similar or higher intensity uses. Such impacts will depend on the type of development that the church proposes.

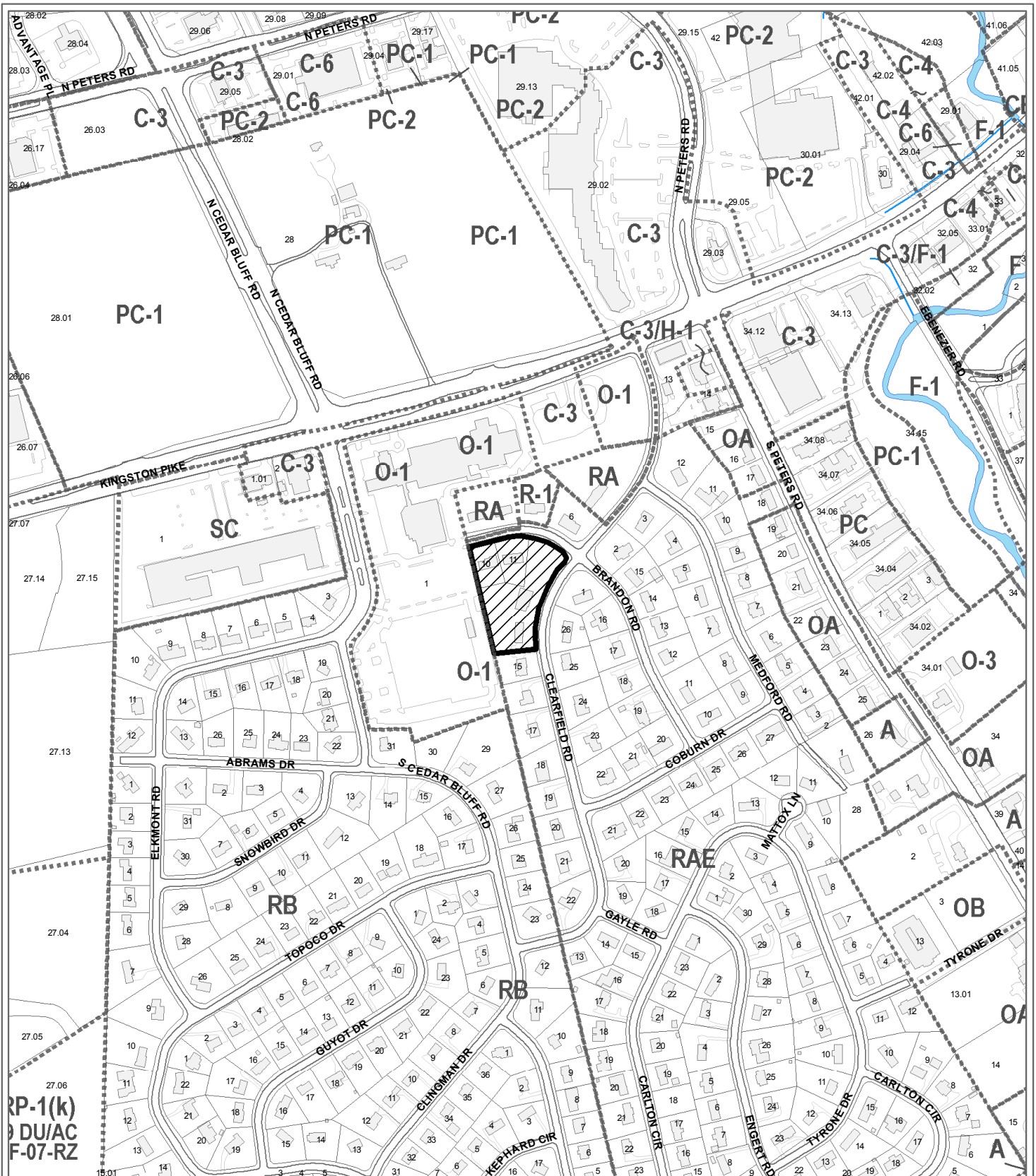
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses for this site, consistent with this proposal.
2. Approval of this rezoning could lead to future RA requests, if the growth of the church leads to more demand for adjacent land in the area. Such impacts should be considered on a case by case basis with regard to their impact on the adjacent residential subdivision and how the properties can be incorporated into the church campus.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/24/2011. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



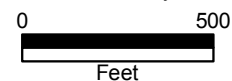
**12-C-10-RZ  
REZONING**

From: RAE (Exclusive Residential)  
To: RA (Low Density Residential)



Petitioner: Cedar Springs Presbyterian Church

Map No: 132  
Jurisdiction: County



Original Print Date: 11/22/2010 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902