

▶ **FILE #:** 12-C-11-RZ

AGENDA ITEM # 33

AGENDA DATE: 12/8/2011

▶ **APPLICANT:** SCOTT WILLIAMS

OWNER(S): Beaver Creek Cumberland Presbyterian Church

TAX ID NUMBER: 67 182 PORTION ZONED PR & RB

JURISDICTION: County Commission District 6

▶ **LOCATION:** South side Old Clinton Pike, northeast side Meredith Rd.

▶ **APPX. SIZE OF TRACT:** 6 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Old Clinton Pike, a minor collector street with 20' of pavement width within 45' of right-of-way, Meredith Rd., a minor collector street with 19' of pavement width within 50' of right-of-way, or Greywolfe Dr., a local street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** PR (Planned Residential) & RB (General Residential)

▶ **ZONING REQUESTED:** A (Agricultural)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Church

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Old Clinton Pike - Attached residential / PR (Planned Residential)

South: Greywolfe Dr. - Attached and detached residential / A (Agricultural) and PR (Planned Residential)

East: Apartments / PR (Planned Residential)

West: Meredith Rd. - Residences / RA (Low Density Residential) and RB (General Residential)

NEIGHBORHOOD CONTEXT: This area is developed primarily with low to medium density residential uses under A, PR, RA and RB zoning. To the north are commercial uses located along Clinton Hwy.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE A (Agricultural) zoning.**

Agricultural zoning is an extension of zoning from several surrounding properties and is consistent with the sector plan. It is a significantly less intense zone than the current zones. Approval of the request will result in the entire church property being zoned Agricultural.

COMMENTS:

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

1. The applicant proposes continued the use of the property for Beaver Creek Cumberland Presbyterian Church. Churches are a permitted use within the Agricultural zoning district.
2. The proposal is an extension of Agricultural zoning from surrounding property. There is a significant amount of agriculturally zoned property in the surrounding area.
3. The request is consistent with the current sector plan proposal for the property.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. Agricultural zoning allows for agricultural uses and residential uses on lots of at least one acre in size. Churches are also a permitted use within the proposed zone.
2. Based on the above, the subject property is appropriate for the requested Agricultural zoning.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on schools or streets. The proposed zoning is less intense than the current PR and RB zones in place on the property.
3. There would be a minimal impact on surrounding properties, as the property is already in use for a church and associated facilities.
4. Approval of this request will result in the entire parcel 182 owned by the church being zoned Agricultural rather than having three different zoning designations.

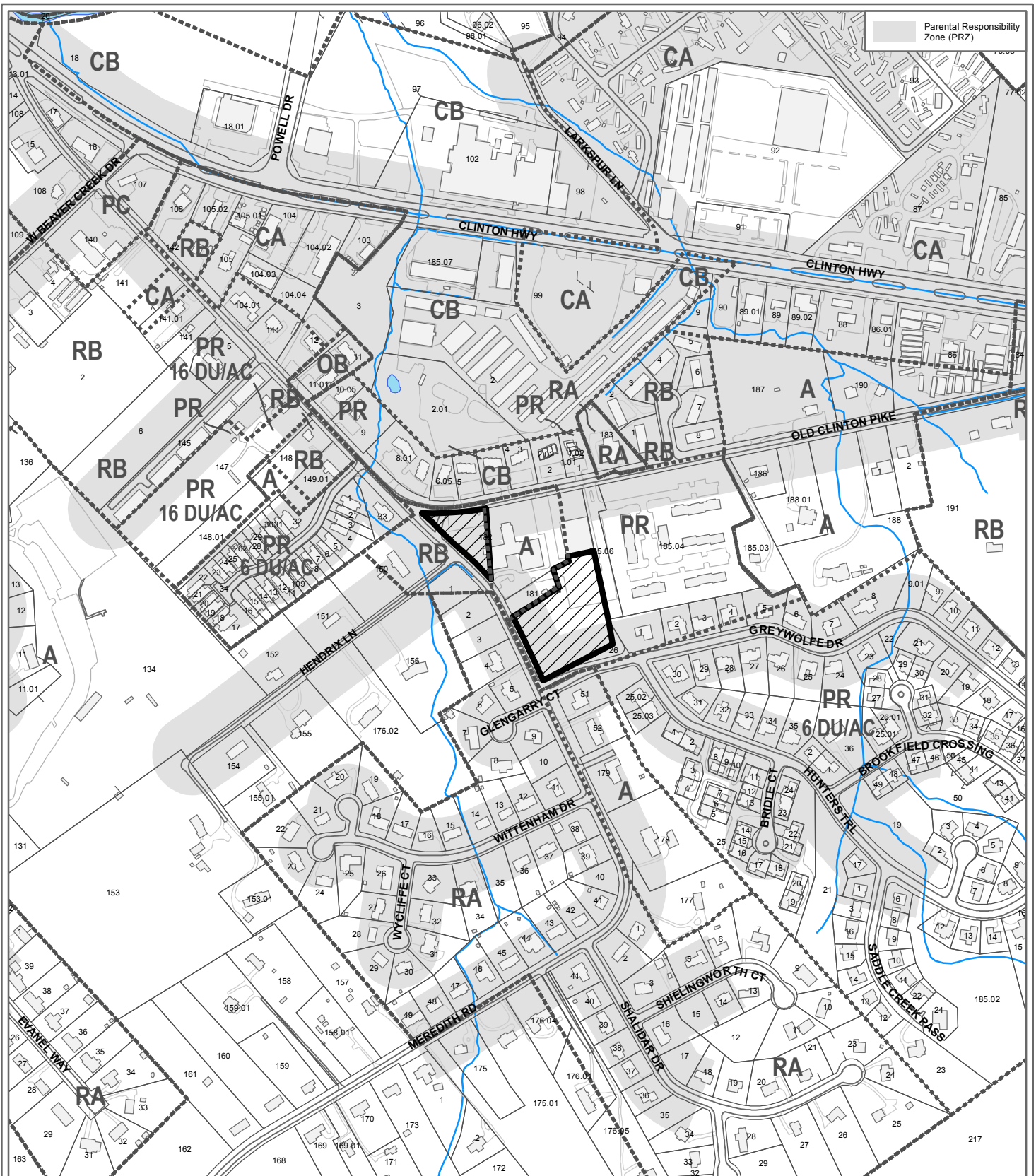
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential (LDR) uses for the site. The requested Agricultural zone is acceptable to be considered with the LDR plan designation.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of Agricultural zoning for this site is unlikely to lead to future similar requests in the area, because most surrounding property is already developed with residential uses under residential zoning.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/23/2012. 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 30 days to appeal an MPC decision in the County.



**12-C-11-RZ
REZONING**

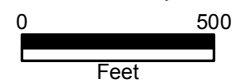
From: PR (Planned Residential) & RB (General Residential)
To: A (Agricultural)



Petitioner: Williams, Scott

Map No: 67

Jurisdiction: County



Original Print Date: 11/21/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902