

▶ **FILE #:** 1-F-14-UR

AGENDA ITEM #: 37

AGENDA DATE: 1/9/2014

▶ **APPLICANT:** NEW TESTAMENT BAPTIST CHURCH

OWNER(S): New Testament Baptist Church

TAX ID NUMBER: 4 028

JURISDICTION: County Commission District 8

STREET ADDRESS: 9310 Old Maynardville Pike

▶ **LOCATION:** Southeast side of Old Maynardville Pike, southwest of Thomas Weaver Rd.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Old Maynardville Pike, a local street with an 18' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Church Cemetery

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences and church / A (Agricultural)

South: Church fellowship hall and residence / CA (General Business) & A (Agricultural)

East: Church/ A (Agricultural)

West: Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in an area of rural residential development just north of a small commercial core area that has developed under CA zoning..

STAFF RECOMMENDATION:

▶ **APPROVE the request for a church cemetery at this location as shown on the site plan subject to 4 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of Tennessee Code Annotated, Title 46. Cemeteries.
3. Access to the site shall be from the church site that adjoins this property on the north side.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted above, this request meets all criteria for a use-on-review in the A zoning district.

COMMENTS:

The applicant is requesting approval of a cemetery on property that adjoins their church that is located on Old Maynardville Pike. Access and parking for the site will be from the church site. While a church is a permitted use within the A (Agricultural) zoning district, a cemetery requires a use on review approval. A general layout plan for the cemetery has been presented that would allow approximately 128 burial plots for church members. The cemetery has been positioned on the site to meet the minimum building setbacks for the zoning district. The cemetery will be administered and maintained by the church.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposal will have no impact on schools.
2. Any required utilities are available to serve the site from the adjoining church site.
3. The proposed use will have minimal impact on the neighborhood.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed church cemetery at this location meets the standards required in the A (Agricultural) zoning district.
2. The proposed church cemetery is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and North County Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. Since this site is in a rural area, the use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

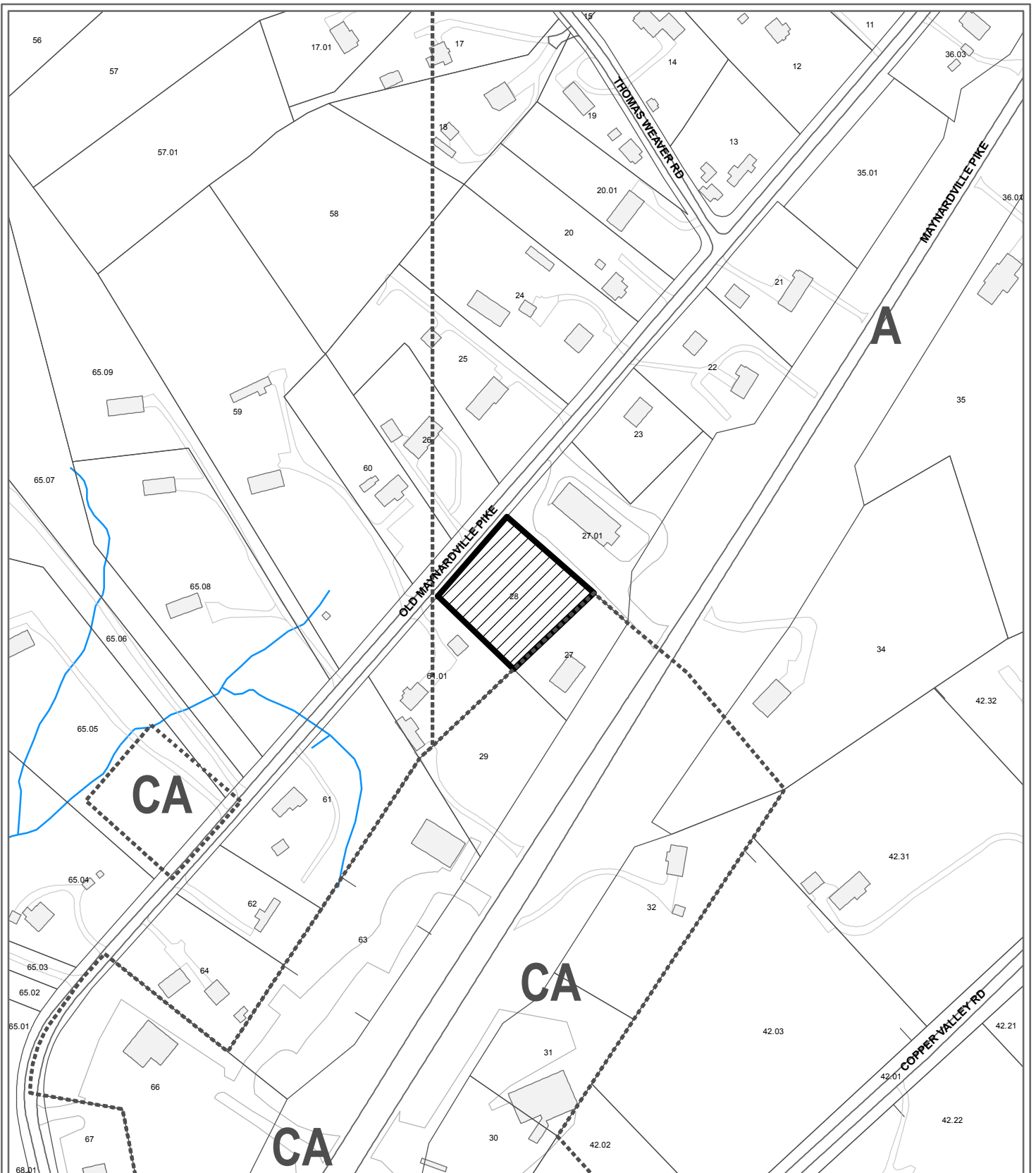
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes agricultural uses on this property.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**1-F-14-UR
USE ON REVIEW**



Church Cemetery in A (Agricultural)

Original Print Date: 12/20/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: New Testament Baptist Church

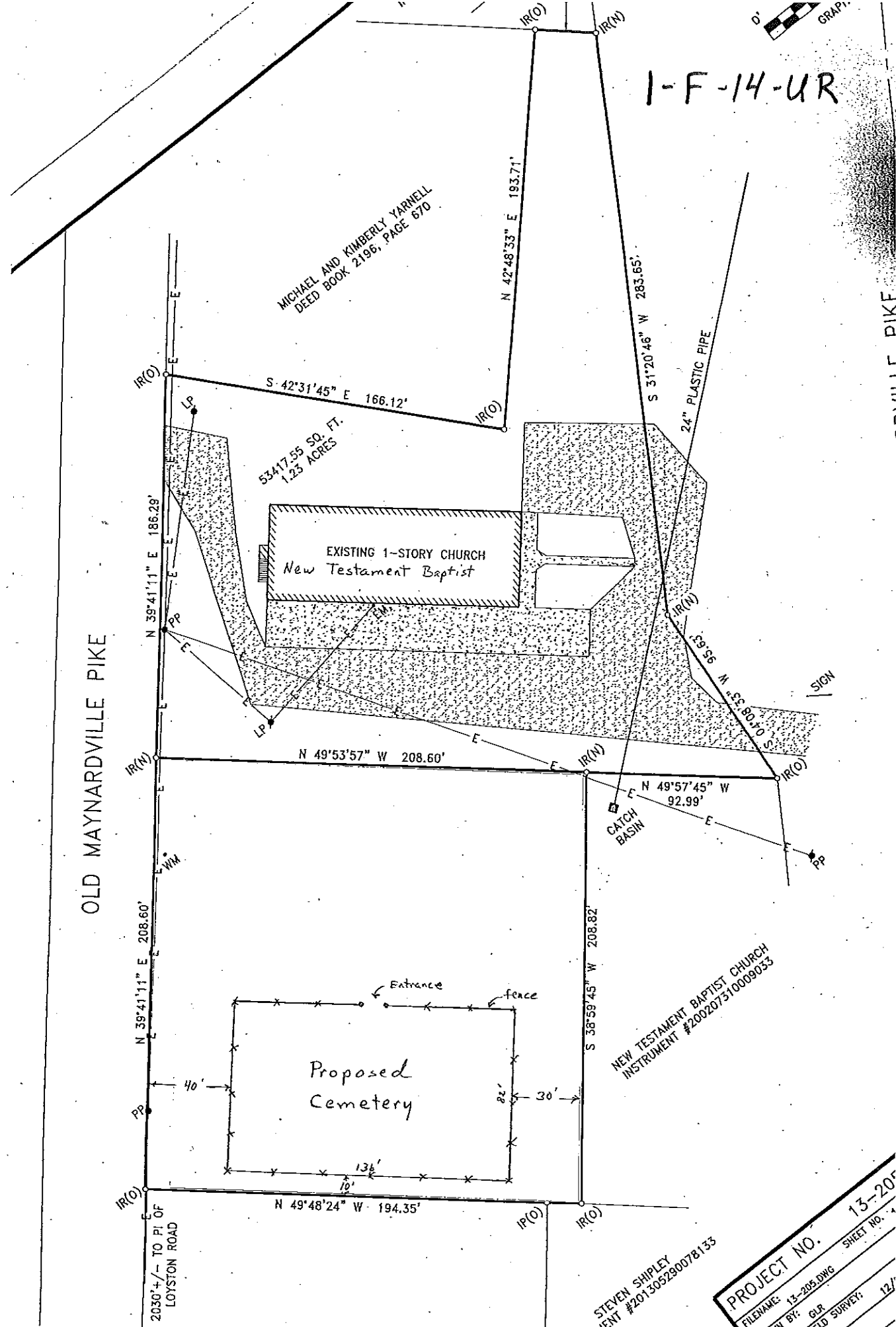
Map No: 4

Jurisdiction: County





1-F-14-UR



OLD MAYNARDVILLE PIKE

2030'+/- TO PI OF LOYSTON ROAD

NEW TESTAMENT BAPTIST CHURCH
INSTRUMENT #200207510009033

STEVEN SHIPLEY
INSTRUMENT #201305290078133

PROJECT NO.	13-20F
FILENAME:	13-209.DWG
DRAWN BY:	GLR
DATE OF FIELD SURVEY:	12/2/10/13
SCALE:	1" = 40'
SHEET NO.	12/

MPC January 9, 2014

MONROE 27010000078

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