

▶ **FILE #:** 5-G-17-RZ

AGENDA ITEM #: 45

AGENDA DATE: 5/11/2017

▶ **APPLICANT:** WEST LONSDALE BAPTIST CHURCH

OWNER(S): Eric Langford

TAX ID NUMBER: 93 E E 003

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2812 Dayton St

▶ **LOCATION:** East side Dayton St., south of Western Ave.

▶ **APPX. SIZE OF TRACT:** 3.25 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Dayton St., a local street with 26' of pavement width within 50' of right-of-way, or Waverly St., a local street with 24' of Pavement width within 55' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** R-1A (Low Density Residential)

▶ **ZONING REQUESTED:** R-2 (General Residential)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Free medical/dental clinic for the uninsured

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1A (Low Density Residential)

South: Canna Ave., residences / R-1A (Low Density Residential)

East: Waverly St., residences / R-1A (Low Density Residential)

West: Dayton St., residences / R-1A (Low Density Residential)

NEIGHBORHOOD CONTEXT: This church is located on the northern edge of a residential neighborhood, zoned R-1A. To the north are commercial uses along Western Ave., zoned C-3.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-2 (General Residential) zoning.**

R-2 zoning will allow use on review consideration of a clinic as a use on review. Since the site is located near the northern edge of the neighborhood, not in the middle, and since the church and parking are already established, staff is of the opinion that it is reasonable to approve R-2 zoning for this particular site. The required use on review approval by MPC can address any issues that may arise.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. R-2 zoning will allow the subject property to be considered to include a medical clinic.
2. The site is located on the northern edge of the neighborhood, within easy walking distance from Western Ave., where public transit service is available, making it more appropriate for the proposed more intense R-2 zoning.
3. Under R-2 zoning, the site could be considered for the proposed medical clinic within the church. Only the church is permitted under the current R-1A zoning, not the medical clinic.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested R-2 zoning is a residential district to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses, which are more compatible functionally with intensive residential uses than with commercial uses are permitted. Some recreational, religious, educational facilities and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and usable open space for dwellings and related facilities, and through consideration of the proper functional relationship to each use permitted in this district.
2. Based on the above description, R-2 is an appropriate zone for this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The applicant proposes to establish a free medical/dental clinic on the church property, if the site is rezoned to R-2.
2. The church has been established at this location for many years, surrounded by residential uses, zoned R-1A. Since the building and parking for the church have been established, the impact to the neighborhood should be minimal.
3. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the City of Knoxville One Year Plan and the Central City Sector Plan propose TDR (Traditional Neighborhood Residential) for the site. This designation allows consideration of R-2 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/6/2017 and 6/20/2017. 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.



**5-G-17-RZ
REZONING**

From: R-1A (Low Density Residential)

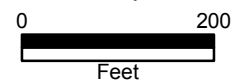
To: R-2 (General Residential)



Petitioner: West Lonsdale Baptist Church

Map No: 93

Jurisdiction: City



Original Print Date: 4/18/2017
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING PLAN AMENDMENT

Name of Applicant: West Lonsdale Baptist Church

Date Filed: 3/27/2017 Meeting Date: 5/11/2017

Application Accepted by: Mike Reynolds

Fee Amount: \$500.00 File Number: Rezoning 5-6-17-R3

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 2812 Dayton Street

General Location: Small house attached to main church property (2720 Dayton) E/s Dayton St. S of Western Ave.

Parcel ID Number(s): 093EE003

Tract Size: _____

Existing Land Use: P-QP

Planning Sector: TDR

Growth Policy Plan: Inside city limits

Census Tract: 27

Traffic Zone: _____

Jurisdiction: City Council 3rd District County Commission _____ District

Requested Change

REZONING

FROM: R-1A

TO: R-2

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Free medical/dental clinic for the uninsured.

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Eric Langford, Trustee

Company: West Lonsdale Baptist Church

Address: 2720 Dayton St.

City: Knoxville State: TN Zip: 37921

Telephone: 865 523 5975

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Todd Halkiburton / Jeff Johnson

Company: West Lonsdale Baptist Church

Address: 2720 Dayton Street

City: Knoxville State: TN Zip: 37921

Telephone: (865) 523-5975

Fax: _____

E-mail: wlonsdale@comcast.net

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: Eric Langford

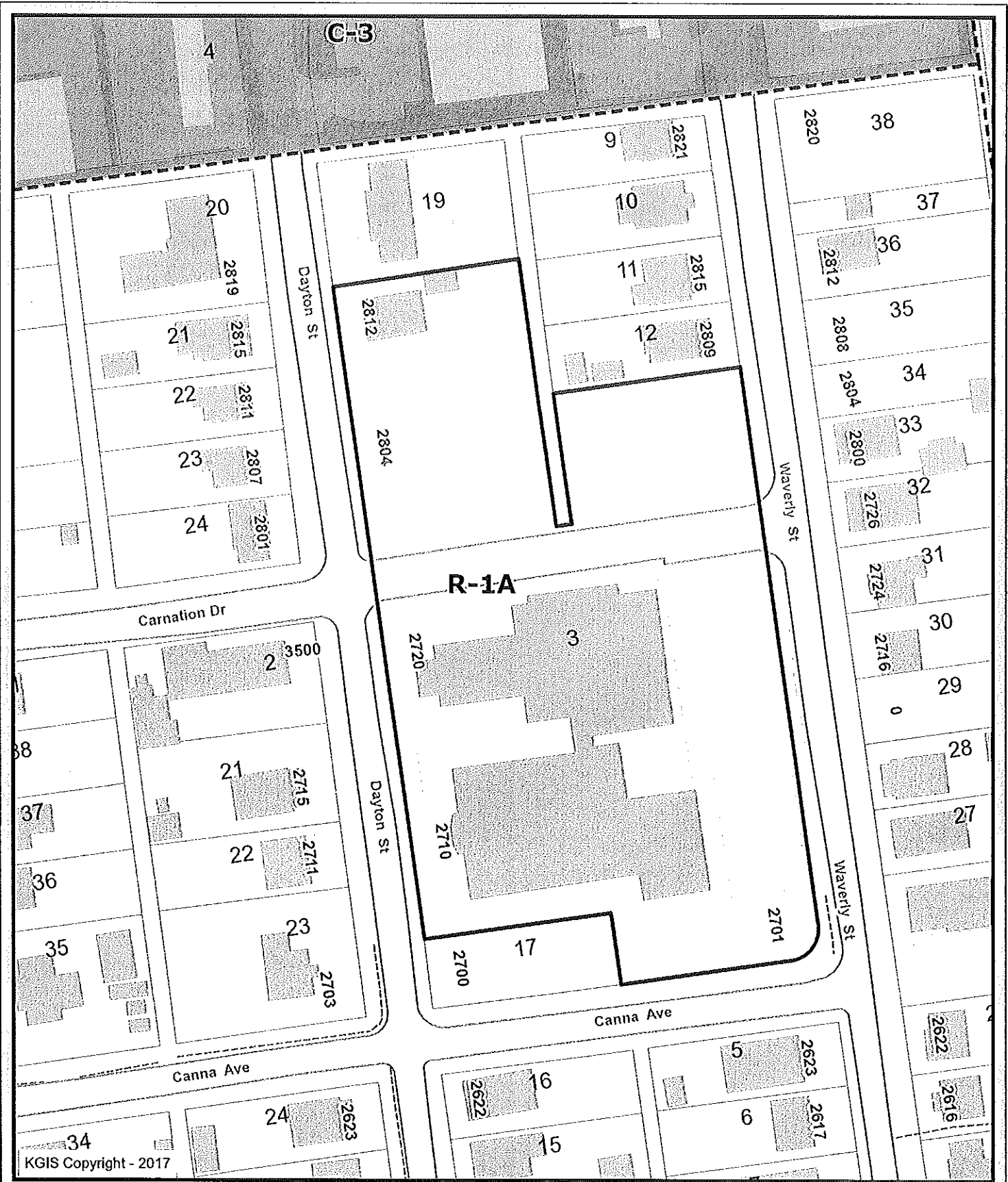
Company: West Lonsdale Baptist Church

Address: 2720 Dayton St.

City: Knoxville State: TN Zip: 37921

Telephone: (865) 523-5975

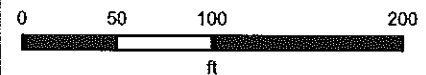
E-mail: _____



Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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