

▶ **FILE #:** 1-G-18-RZ

**AGENDA ITEM #:** 37

**AGENDA DATE:** 1/11/2018

▶ **APPLICANT:** LDS CHURCH

OWNER(S): LDS Church

TAX ID NUMBER: 120 O C 008

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS:

▶ **LOCATION:** East side Kendall Rd., south side Gleason Dr.

▶ **APPX. SIZE OF TRACT:** 3.58 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Kendall Rd., a local street with 26' of pavement width within 50' of right-of-way, or Gleason Dr., a minor arterial street with 4 lanes and a center turn lane within 110' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek and Fourth Creek

▶ **PRESENT ZONING:** A-1 (General Agricultural)

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

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Church

EXTENSION OF ZONE: Yes, extension of R-1 zoning from three sides

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Gleason Dr., office, apartment building, West Town Mall / R-3 (High Density Residential) and SC-3 (Regional Shopping Center)

South: Houses / R-1 (Low Density Residential)

East: Houses / R-1 (Low Density Residential)

West: Kendall Rd., houses / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This site is located on the south side of Gleason Dr., in an area surrounded by low and medium density residential development under R-1 and RP-1 zoning. To the north, across Gleason Rd., is the West Town Mall, zoned SC-3.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.**

R-1 zoning is consistent with the One Year Plan designation and will allow uses compatible with the surrounding land uses and zoning pattern.

**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. This site is proposed for low density residential uses on the One Year Plan map, consistent with the requested R-1 zoning. The sector plan proposes CI (Civic/Institutional) uses for the site consistent with the current use as a church, which will not change.
2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is in the vicinity of several low density residential developments, zoned R-1 or RP-1. The request is a logical extension of R-1 zoning from the south and east.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The requested R-1 zone is a restrictive residential district intended for low density residential land uses.
2. Based on the above description, R-1 is an appropriate zone for this site.
3. If connected to sewer, the R-1 zone allows detached residential development with a minimum lot size of 7,500 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by the Knox County Health Department.

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. R-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The approval of this request will allow the applicant to subdivide the property into residential lots of no less than 7,500 square feet in size, if connected to public sanitary sewer.
3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with other zoning and density in the immediate area.

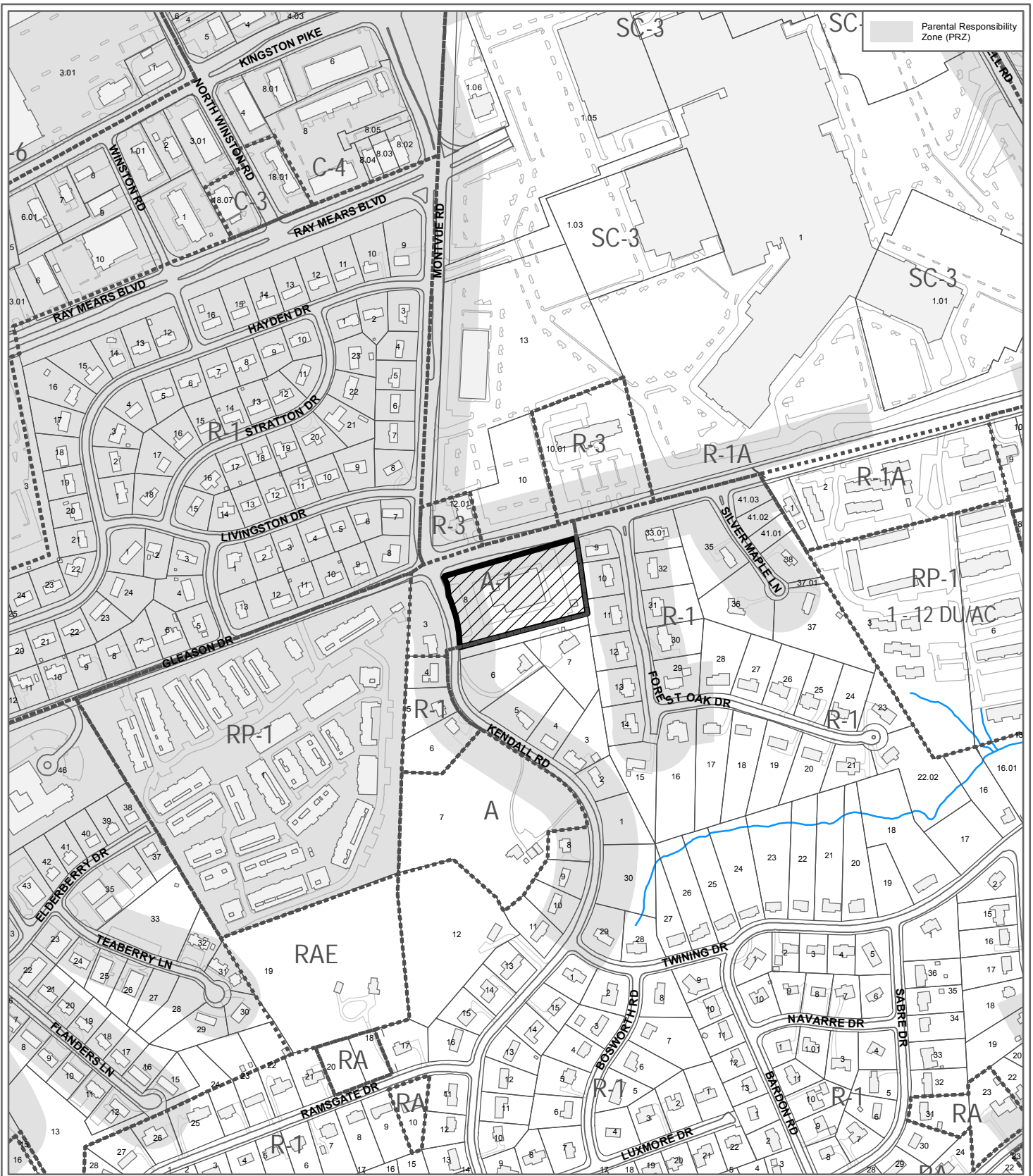
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The West City Sector Plan proposes CI (Civic/Institutional) uses for this property, consistent with the continued proposed use as a church. The City of Knoxville One Year Plan proposes low density residential uses for the site, consistent with the proposed R-1 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.

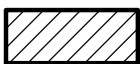
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/13/2018 and 2/27/2018. 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.



**1-G-18-RZ  
REZONING**

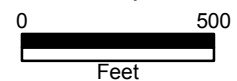
From: A-1 (General Agricultural)  
To: R-1 (Low Density Residential)



Petitioner: LDS Church

Map No: 120

Jurisdiction: City



Original Print Date: 12/18/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



REZONING  PLAN AMENDMENT

Name of Applicant: LDS Church

Date Filed: 11/27/17 Meeting Date: 1/11/18

Application Accepted by: M Payne

Fee Amount: 500.00 File Number: Rezoning 1-G-18-RZ

Fee Amount: ✓ File Number: Plan Amendment ✓



PROPERTY INFORMATION

Address: 400 Kendall Rd  
General Location: 5/5 Kendall Rd; 3/5 Gleason Dr.

Parcel ID Number(s): 1200C008

Tract Size: 3.58

Existing Land Use: Church

Planning Sector: West City

Growth Policy Plan: Urban

Census Tract: 44.03

Traffic Zone: 251

Jurisdiction:  City Council 2<sup>nd</sup> District  
 County Commission \_\_\_\_\_ District

PROPERTY OWNER  OPTION HOLDER

PLEASE PRINT Name: Jacob Williamson

Company: LDS Church

Address: 400 Kendall Rd.

City: Knoxville State: TN Zip: 37919

Telephone: 865-599-3033

Fax: 865-691-5679

E-mail: williamsonjd@ldschurch.org

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: Same as above

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Requested Change

REZONING

FROM: A-1

TO: R-1

PLAN AMENDMENT

One Year Plan  \_\_\_\_\_ Sector Plan

FROM: ✓

TO: ✓

PROPOSED USE OF PROPERTY

Remaining as a church

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

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: Jacob Williamson

PLEASE PRINT Name: Jacob Williamson

Company: LDS Church

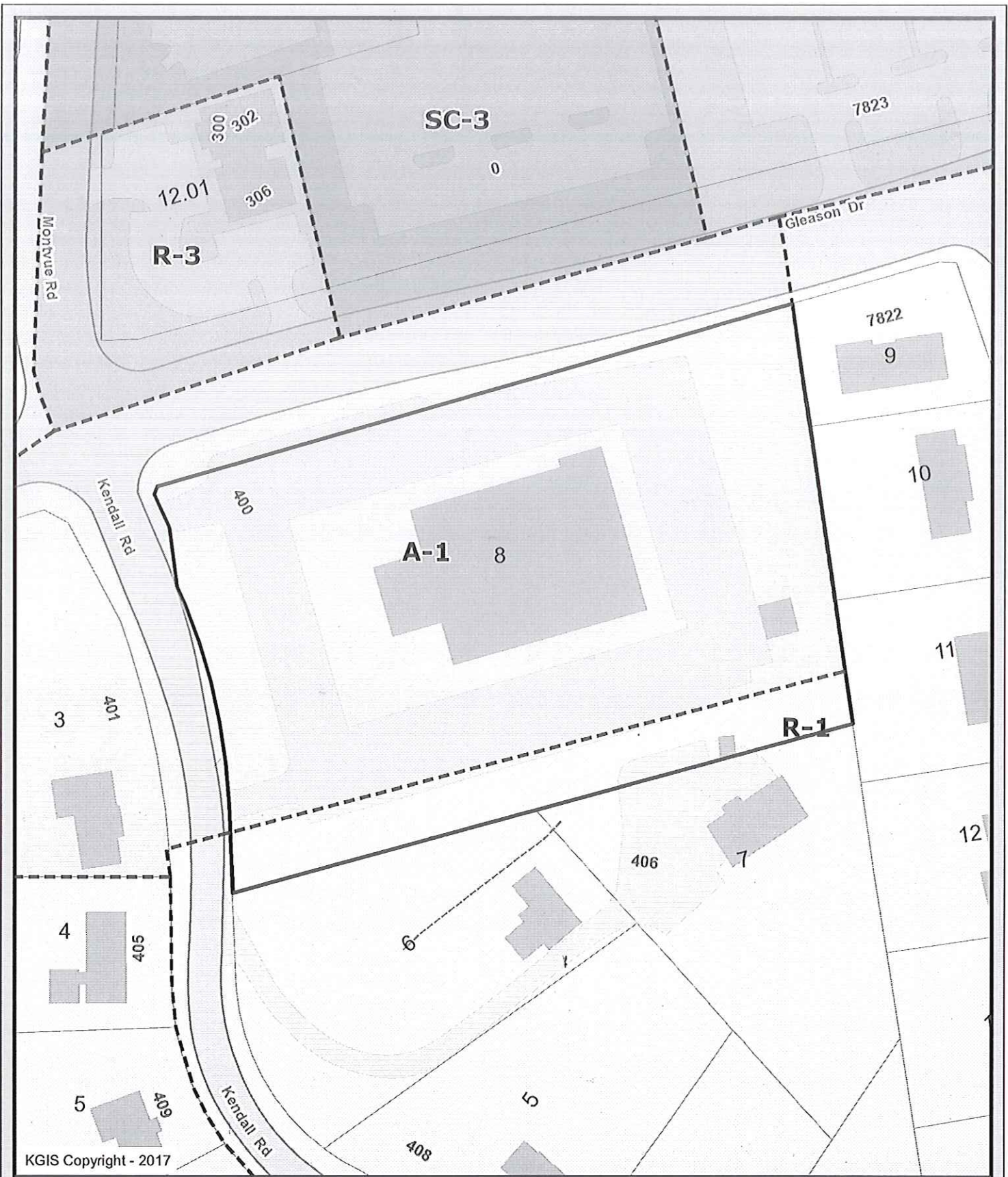
Address: 400 Kendall Rd.

City: Knoxville State: TN Zip: 37919

Telephone: 865-599-3033

E-mail: \_\_\_\_\_

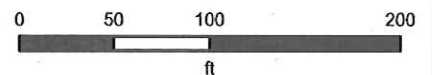




Letter Portrait

Printed: 11/27/2017 at 4:07:33 PM

Knoxville - Knox County - KUB Geographic Information System



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## REQUIRED SIGN POSTING AGREEMENT FORM


For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 12/27/2017 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature:   
Printed name: Jacob Williamson  
MPC/BZA File #: 1-G-18-RZ

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