

REZONING REPORT

► **FILE #:** 3-N-23-RZ

AGENDA ITEM #: 13

AGENDA DATE: 3/9/2023

► **APPLICANT:** RIVER'S EDGE CHRISTIAN ACADEMY

OWNER(S): Dale Maddox Wallace Memorial Baptist Church Inc.

TAX ID NUMBER: 92 D B 010

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 5600 WESTERN AVE

► **LOCATION:** West side of Western Ave, north side of McKamey Rd, east side of Ball Camp Pike

► **APPX. SIZE OF TRACT:** 5.87 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Western Ave, a major arterial with a pavement width of 70-ft within a right-of-way width of 102-ft, McKamey Rd, a major collector with a pavement width of 40-ft within a right-of-way width of 92-ft, and Ball Camp Pike, a minor collector with a pavement width of 20-ft within a right-of-way that varies in width from 42 to 80 ft in this location.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

► **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood)

► **ZONING REQUESTED:** INST (Institutional)

► **EXISTING LAND USE:** Public/Quasi Public Land

►

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Public/quasi public land, commercial - C-H-2 (Highway Commercial)

South: Agriculture/forestry/vacant - A (Agricultural), RN-3 (General Residential Neighborhood)

East: Agriculture/forestry/vacant, commercial - C-H-2 (Highway Commercial)

West: Public/quasi public land - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This area of Western Ave is a commercial corridor, and the area south of Ball Camp Pike consists mostly of large lot residential land uses.

STAFF RECOMMENDATION:

► **Approve INST (Institutional) zoning because it is consistent with the sector plan.**

COMMENTS:

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. INST zoning is consistent with the civic/institutional plan designation of the Northwest City Sector Plan and the City of Knoxville One Year Plan.
2. INST zoning is appropriate for this site, as a church has been onsite since the 1960s.

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

1. The INST Institutional District is intended to accommodate federal, state, county, and municipal governmental operations (with the exception of those operations that are industrial in nature), and campus institutional uses such as healthcare institutions and educational facilities, to allow for their expansion in a manner that protects surrounding neighborhoods. Areas zoned Institutional shall have a minimum size of five contiguous acres. The area designated as an Institutional District may be composed of lots of various sizes, with a minimum lot size of 20,000 SF, but the total area shall contain a minimum of five contiguous acres. Additional uses may also be permitted, such as residential, and professional office or business uses that are compatible with the character of the district.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding development.

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. INST zoning is not anticipated to 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. The City of Knoxville One Year Plan proposes civic/institutional uses for the site, which supports INST zoning.
2. The Northwest County Sector Plan proposes civic/institutional uses for the site, which supports INST zoning.
3. INST zoning does not present any apparent conflicts with the General Plan or any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

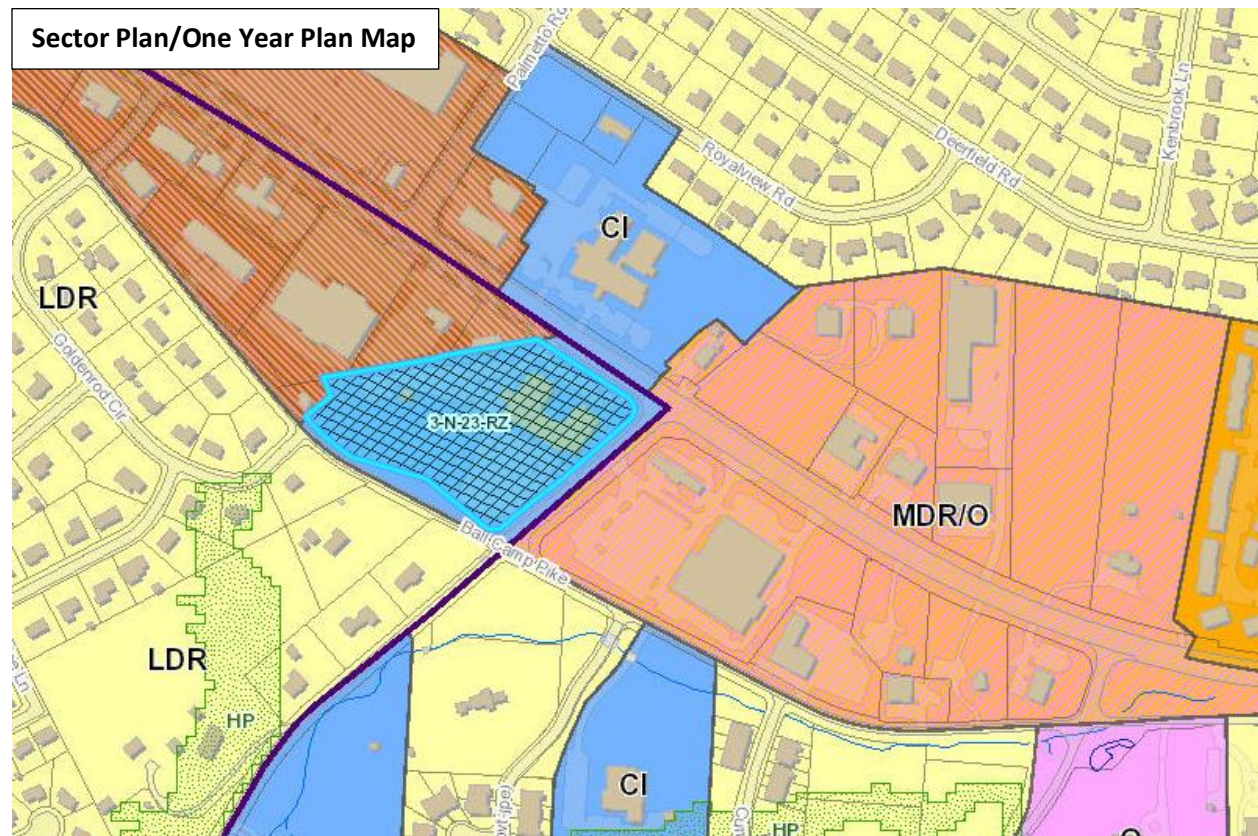
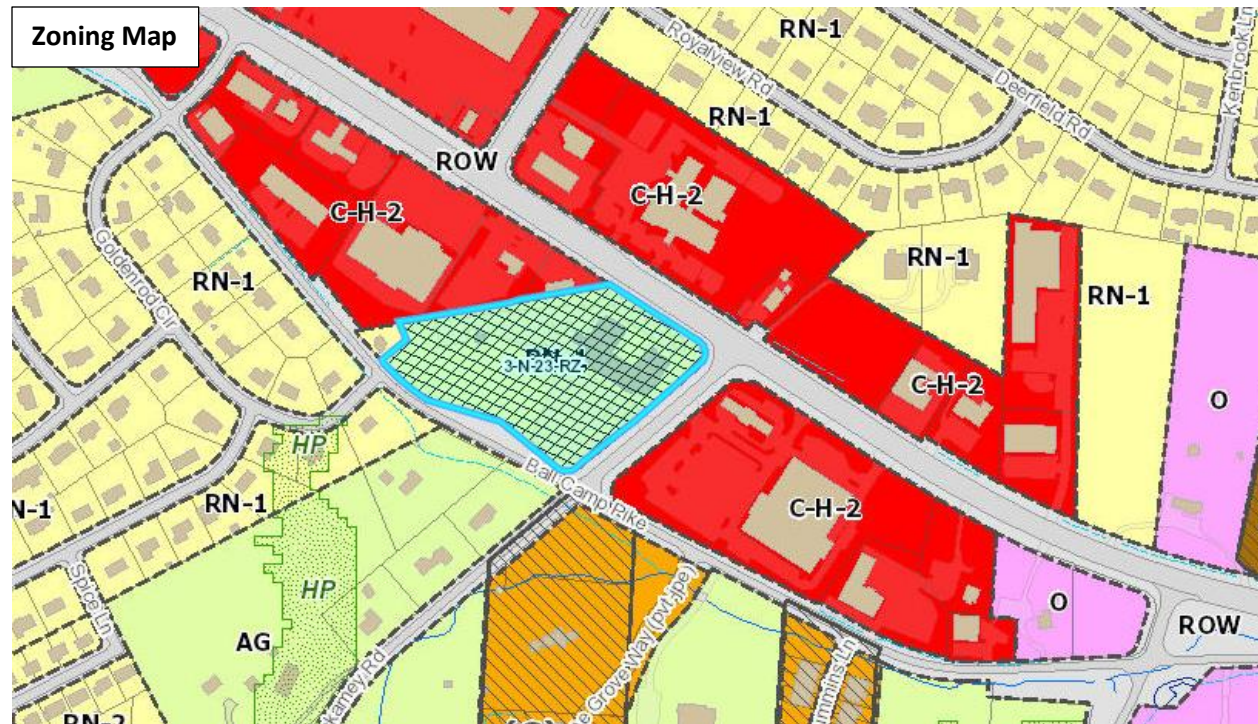
ESTIMATED STUDENT YIELD: Not applicable.

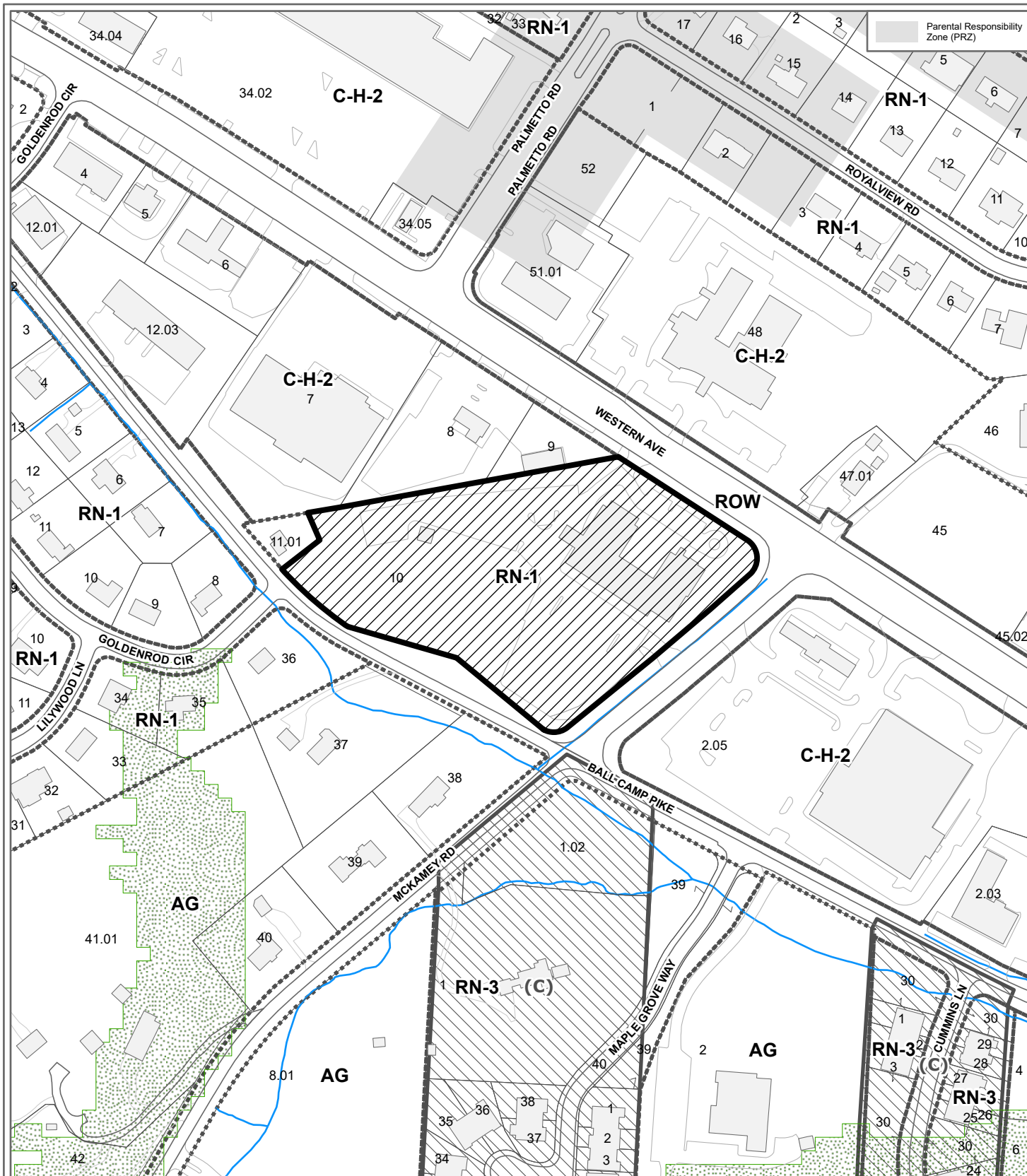
If approved, this item will be forwarded to Knoxville City Council for action on 4/4/2023 and 4/18/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.

Exhibit B. 3-N-23-RZ Contextual Images



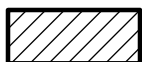
Exhibit B. 3-N-23-RZ Contextual Images





3-N-23-RZ REZONING

From: RN-1 (Single-Family Residential Neighborhood)
To: INST (Institutional)

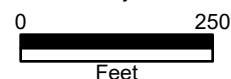


Original Print Date: 2/14/2023
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: River's Edge Christian Academy

Map No: 92
Jurisdiction: City





Development Request

DEVELOPMENT

- ☐ Development Plan
- ☐ Planned Development
- ☐ Use on Review / Special Use
- ☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☐ Plan Amendment
 - ☐ Sector Plan
 - ☐ One Year Plan
- ☒ Rezoning

River's Edge Christian Academy

Applicant Name

Affiliation

1/24/2023

Date Filed

3/9/2023

Meeting Date (if applicable)

3-N-23-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Brian Beemer River's Edge Christian Academy

Name / Company

P.O. Box 31829 Knoxville TN 37930

Address

865-888-7322 / admin@riversedgeca.com

Phone / Email

CURRENT PROPERTY INFO

Dale Maddox Wallace Memorial Baptist

Owner Name (if different)

5600 Western Ave Knoxville TN 37921

Owner Address

865-688-4343

Owner Phone / Email

5600 WESTERN AVE

Property Address

92 D B 010

Parcel ID

Part of Parcel (Y/N)?

5.87 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Western Ave, north side of Mckamey Rd, east side of Ball Camp Pike

General Location

☒ City

Council District 3

RN-1 (Single-Family Residential Neighborhood)

Public/Quasi Public Land

☐ Count

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

CI (Civic and Institutional)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	INST (Institutional)	Pending Plat File Number
	Proposed Zoning	
<input type="checkbox"/> Plan		
Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review	\$943.50	
<input type="checkbox"/> Planning Commission	Fee 2	
ATTACHMENTS	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

River's Edge Christian Academy	1/24/2023
Applicant Signature	Date

Phone / Email

Dale Maddox Wallace Memorial Baptist Church Inc.	1/24/2023
Property Owner Signature	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

River's Edge Christian Academy by Brian Beemer

Head Administrator

Applicant Name

1/23/23

Date Filed

March 9th 2023

Meeting Date (if applicable)

Affiliation

File Number(s)

3-N-23-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Brian Beemer

River's Edge Christian Academy

Name

Company

P.O. Box 31829

Knoxville

TN

37930

Address

City

State

ZIP

865-888-7322

admin@riversedgeca.com

Phone

Email

CURRENT PROPERTY INFO

Wallace Memorial Baptist Church Inc 701 Merchant Drive Knoxville TN 37912 865-688-4343

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5600 Western Ave Knoxville TN 37921

092DB010

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

INST

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION

Applicant Signature

River's Edge Christian Academy by Bria 1/21/23

Please Print

Date

865-888-7322

Phone Number

admin@riversedgeca.com

Email

Property Owner Signature

Dale Maddox, Church Administrator

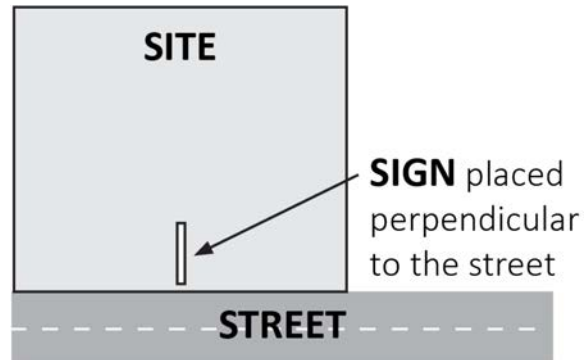
Please Print

1/23/23

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 2/24/2023 _____ and _____ 3/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: River's Edge Christian Academy

Date: 1/24/23

File Number: 3-N-23-RZ

☒ Sign posted by Staff
☐ Sign posted by Applicant