

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 10-F-23-RZ  
**Application Filed:** 8/21/2023  
**Applicant:** R. JASON BARNES

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** North side of Old Middlebrook Pike, south side of Middlebrook Pike, west of N Gallaher View Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 105 L B 047 **Jurisdiction:** County  
**Size of Tract:** 1.95 acres  
**Accessibility:** Access is via Old Middle Brook Pike, a local road with a 22-ft pavement width within a 60-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** **Density:** 9 du/ac  
**Planning Sector:** Northwest County **Plan Designation:** MDR/O (Medium Density Residential/Office)  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** The neighborhood is comprised of single family and multifamily residential housing. There is a small commercial node at the corners of Middlebrook Pike, Old Middlebrook Pike and N Gallaher View Rd.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 8441 OLD MIDDLEBROOK PIKE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes, PR zoning up to 12 du/ac is to the south.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR/O (Medium Density Residential/Office)  
**Requested Plan Category:**

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Naomi Hansen

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone up to 9 du/ac because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 COUNTY GENERALLY:

1. The 5.4-acre parcel to the south was rezoned to the PR zone with up to 12 du/ac and was accompanied by a sector plan amendment to MDR (Medium Density Residential) in March of 2023 (Case # 3-F-23-RZ/3-B-23-SP).

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

1. The PR zone provides for residential development up to 12 du/ac and 24 du/ac with use on review. The lot sizes allowed in the PR zone are consistent with development in the area.  
2. There are no slopes or environmentally sensitive areas on the subject property.

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. This stretch of Middlebrook Pike has developed with a mix of residential zones and densities. Surrounding zones include RB (General Residential), PR with densities of 10 and 12 du/ac, and A (Agricultural). There is also CA (General Business) and C-G-1 (General Commercial) zoning to the east and west of the subject property.  
2. Middlebrook pike is a state route, so TDOT would need to approve any access on Middlebrook Pike. Access would likely be restricted to right-in, and right-out turning movements. A second access point would be needed off of Old Middlebrook Pike if that was the case.  
3. Built out at 9 du/ac, development could result in up to 18 residential dwelling units.  
5. Site plans would be required to meet the requirements of the Knox County Stormwater Ordinance.  
6. There are existing sidewalks with a narrow landscaping strip along Middlebrook Pike and North Gallaher View Road, providing safety for pedestrian travel along those roadways.  
7. There are two KAT bus stopes located approximately 0.25 miles to the east along N Gallaher View Rd.

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 subject property is designated as the MDR/O (Medium Density Residential/Office) land use classification in the Northwest County Sector Plan, which allows consideration of the PR zone in the Urban Growth Boundary of the Growth Policy Plan.  
2. The General Plan allows densities from 6-12 du/ac in the Planned Growth Areas along collector and arterial roads.  
3. The rezoning is consistent with the General Plan's development policy 8.1 which encourages infill housing on vacant lots and redevelopment parcels.

Action: Approved

Meeting Date: 10/5/2023

Details of Action:

Summary of Action:

Date of Approval:

Date of Withdrawal:

Approve the PR (Planned Residential) zone up to 9 du/ac because it is consistent with the sector plan and surrounding development.

10/5/2023

Date of Denial:

Postponements:

Withdrawn prior to publication?: ☐

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Knox County Commission

5/20/2024

Withdrawn

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: