

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 11-B-02-RZ **Related File Number:**
Application Filed: 10/15/2002 **Date of Revision:**
Applicant: LARRY TRAGESSER
Owner:

PROPERTY INFORMATION

General Location: South side Middlebrook Pike, southeast of Chert Pit Rd.
Other Parcel Info.:
Tax ID Number: 105 O C 029.01 **Jurisdiction:** County
Size of Tract: 0.86 acres
Accessibility: Access is via Middlebrook Pike, a four lane median divided, minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Office/residential **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of a mixed use area along the south side of Middlebrook Pike that includes offices, businesses and residential uses within OB, CA, RA, RB and PR zones

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

Street: 9028 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but adjacent property was zoned OB in August 2002. (6-Q-02-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE OB (Office, Medical and Related Services) zoning

Staff Recomm. (Full): OB zoning of this site is consistent with surrounding land uses and the recent OB zone change approved for the adjoining property. The sector plan proposes Mixed Use development (office/medium density or low density residential) for this site.

Comments: A. Need and Justification for the Proposal
1. This parcel is located in an area which is in transition to non-residential uses. Other nearby properties along the southeast side of Middlebrook Pike have been designated and zoned for office use.
2. OB zoning will permit the use of the existing residence as an office and permit the same scale of development as permitted on surrounding properties.
B. Effects of Proposal
1. This change of zoning would not adversely impact traffic flow on Middlebrook Pike, which already carries arterial traffic. Public water and sewer are also available to the site.
2. OB zoning is consistent with surrounding development and zoning and will not negatively impact surrounding properties.
3. Commercial uses are located to the southwest of this property with OB zoning to the south and west of the subject property.
4. The zoning change will continue a transition to office uses between commercial and residential development.
C. Conformity with the General Plan
1. Office use of these properties will continue an established trend and is an extension of the mixed use proposal of the Northwest County Sector Plan.
2. It is anticipated that additional requests for changes from residential to office uses will occur within this area in the future.
3. Office development is a reasonable reuse of this property.

MPC Action: Approved MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action: APPROVE OB (Office, Medical and Related Services)

Date of MPC Approval: 11/14/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 12/16/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: