

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 3-B-01-RZ                      **Related File Number:**  
**Application Filed:** 1/16/2001              **Date of Revision:**  
**Applicant:** ARTHUR SEYMOUR  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side of Middlebrook Pk, northwest of N. Cedar Bluff Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 105 59 & 60                      **Jurisdiction:** County  
**Size of Tract:** 4.3 acres  
**Accessibility:** Access is via Middlebrook Pk., a minor arterial street with 50-70' of right of way and 19-27' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential.  
**Surrounding Land Use:**  
**Proposed Use:** Office use.                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The frontage on the northeast side of this section of Middlebrook Pike has been developed with office and commercial uses with residential located behind these lots. The frontage on the southwest side of the road has been developed with residential uses and a church.

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

**Street:** 9224 Middlebrook Pk  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:** None noted.  
**Extension of Zone:** Yes. Extension of OA zoning to the northeast across Middlebrook Pk.  
**History of Zoning:** None noted for this property. Parcel 10 across Middlebrook Pk. was approved for OA at the Jan. 11 MPC meeting (1-N-01-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:

MAB

Staff Recomm. (Abbr.):

APPROVE OA, because it is a logical extension to the OA zoning to the northeast.

Staff Recomm. (Full):

OA zoning for these properties is consistent with the surrounding land uses and zoning.

Comments:

The Northwest County Sector Plan, as amended by the Middlebrook Pike Corridor study, designates these properties for office uses.

MPC Action:

Approved

MPC Meeting Date: 3/8/2001

Details of MPC action:

Summary of MPC action:

APPROVE OA (Office Park)

Date of MPC Approval:

3/8/2001

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:

4/23/2001

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: