

# 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:** 3-C-01-RZ                      **Related File Number:**  
**Application Filed:** 1/16/2001              **Date of Revision:**  
**Applicant:** MICHAEL T. BAILEY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Frederick Dr., northeast of Middlebrook Pk.  
**Other Parcel Info.:**  
**Tax ID Number:** 105 J G 001                      **Jurisdiction:** County  
**Size of Tract:** 0.44 acres  
**Accessibility:** Access is via Frederick Dr., a local street with 60' of right of way and 25' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence.  
**Surrounding Land Use:**  
**Proposed Use:** Office use with adjacent property fronting on Middlebrook Pk.                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The frontage on the north side of Middlebrook Pike has been developed with office and commercial uses with residential located behind these lots.

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

**Street:** 1204 Frederick Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** OA (Office Park)  
**Previous Requests:** Property to the southwest, fronting Middlebrook Pk., was recently approved for OA zoning.  
**Extension of Zone:** Extension of OA zoning to the southeast and northwest.  
**History of Zoning:** None noted for this property. The property to the southwest was approved for OA zoning by the Knox County Commission on February 26 (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 to the south.

Staff Recomm. (Full):

OA zoning at this location is compatible with surrounding land uses and zoning.

Comments:

The Northwest County Sector Plan, as amended by the Middlebrook Pike Corridor Study, designates this property for low density residential uses. The applicant proposes to combine the subject property with parcel 10 to the south for one office development, This request for OA would be a logical extension of an OA zone that was recently approved by County Commission.

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: