

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

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-07-SP

**Related File Number:** 3-F-07-RZ

**Application Filed:** 2/5/2007

**Date of Revision:**

**Applicant:** DAN FISHER

## PROPERTY INFORMATION

**General Location:** North side of Middlebrook Pike, west of Andes Rd.

**Other Parcel Info.:**

**Tax ID Number:** 105 I C 002

**Jurisdiction:** County

**Size of Tract:** 1.61 acres

**Accessibility:** Access is via Middlebrook Pike, a four lane median divided, major arterial street.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence

**Surrounding Land Use:**

**Proposed Use:** Professional offices

**Density:**

**Sector Plan:** Northwest County **Sector Plan Designation:** LDR & SLPA

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This residential site is part of the residential subdivision that has occurred along both side of Middlebrook Pike in this area under PR zoning.

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

**Street:** 9329 Middlebrook Pike

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)

**Former Zoning:**

**Requested Zoning:** OB (Office, Medical, and Related Services)

**Previous Requests:** None noted

**Extension of Zone:** No

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential) & SLPA (Slope Protection Area)

**Requested Plan Category:** O (Office) & SLPA (Slope Protection Area)

## **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.:

## **MPC ACTION AND DISPOSITION**

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE O (Office) designation

Staff Recomm. (Full):

This residential property, and other parcels fronting directly onto this major arterial street, have been impacted by the widening of the right-of-way and four laning of Middlebrook Pike through this area. The office designation will afford this property owner, and others similarly situated, the opportunity to pursue a compatible alternative uses for the site. The sector plan proposes low density residential use and slope protection for the area.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Office uses are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Office use of this site will create a transition between the major arterial right-of-way and established residential uses to the north within the interior of the subdivision.
3. Although the request is not consistent with the sector plan proposal of low density residential use, the proposal would establish a precedent for extending limited office uses further along Middlebrook Pike for the lots directly fronting on this arterial street.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.
2. The proposal will have no impact on schools. The impact on the street system will depend on the type of office development that is proposed for the property.
3. The proposed OB zoning could have greater impact on adjacent residential uses than the recommended OA zoning due to the wider range of office uses and multi family residential uses it permits.
4. OA zoning will allow continued residential use of the house or conversion to an office use, but not new, or more intense residential use of the property

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site. The sector plan amendment is required for either OA or OB rezoning proposals.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for Office designation and OA or OB zoning along this section of Middlebrook Pike.

MPC Action:

Denied (Withdrawn)

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements: 3/8/2007-4/12/2007

Date of Withdrawal:

5/10/2007

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action: 6/5/2007

Date of Legislative Action, Second Reading: 6/21/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**