

# 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-14-SP

**Related File Number:** 3-E-14-RZ

**Application Filed:** 1/21/2014

**Date of Revision:**

**Applicant:** MANSOUR HASAN

## PROPERTY INFORMATION

**General Location:** Northeast side Middlebrook Pike, northwest of Bob Kirby Rd.

**Other Parcel Info.:**

**Tax ID Number:** 104 190

**Jurisdiction:** County

**Size of Tract:** 1.33 acres

**Accessibility:** Access is via Middlebrook Pike, a major arterial street with 4 lanes and a center median within 115' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** House

**Surrounding Land Use:**

**Proposed Use:** Day care / medical office

**Density:**

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

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This area is developed primarily with low density residential uses under PR, RA and A zoning. There are commercial areas along Middlebrook Pike to the northwest and southeast of the site, zoned CA and PC. The adjacent property to the southeast is zoned OB, but does not appear to be used as an office.

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

**Street:** 9629 Middlebrook Pike

**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 O plan designation and OB zoning from the southeast

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

Requested Plan Category: O (Office)

### **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:** Michael Brusseau

**Staff Recomm. (Abbr.):** ADOPT RESOLUTION #3-C-14-SP, amending the Northwest County Sector Plan to O (Office) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

**Staff Recomm. (Full):** Office uses at this site would be a logical extension of the plan designation from the southeast. Office uses would be compatible with the surrounding land use and zoning pattern. Office use is appropriate at this location because the property is accessed from Middlebrook Pike only. Office use of this and the adjacent site create a transition between the PC zoned area to the southeast and the residential uses to the northwest.

**Comments:** SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made recently to Middlebrook Pike in front of this site. However, it is classified as a major arterial street that is sufficient to accommodate office use of the site. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The property is currently designated for low density residential uses, consistent with its current Agricultural zoning. Office for this site is a logical extension of the sector plan designation from the southeast.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

The property to the southeast was approved for a plan amendment to O and rezoning to OB in 2006 (5-I-06-RZ/5-E-06-SP), establishing an appropriate zoning pattern for these two similar properties (parcels 190 and 191) along Middlebrook Pike.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

Office uses on this and the adjacent property are appropriate as a transitional area between the PC zoned property to the southeast and the residential uses to the northwest.

**Action:** Approved

**Meeting Date:** 3/13/2014

**Details of Action:**

**Summary of Action:** ADOPT RESOLUTION #3-C-14-SP, amending the Northwest County Sector Plan to O (Office) and recommend the Knox County Commission approve the sector plan amendment, to make it operative.

**Date of Approval:** 3/13/2014

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 4/28/2014

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**