CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 3-F-06-RZ Related File Number: 3-A-06-SP

Application Filed: 1/26/2006 **Date of Revision:**

Applicant: VICTOR JERNIGAN

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southwest side Middlebrook Pike, southeast of Lovell Rd.

Other Parcel Info.:

Tax ID Number: 104 186 OTHER: PORTION SW OF MIDDLEBROOK PIK Jurisdiction: County

Size of Tract: 6.5 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Retail sales Density:

Sector Plan: Northwest County Sector Plan Designation: Public Parks / Open Space

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: None noted

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 12:40 PM Page 1 of 3

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA is a logical extension of zoning from the northwest and is compatible with surrounding development

and zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

2. There is a large amount of CA zoned property to the northwest of the site around the Lovell Rd./Ball

Camp Pike intersection with Middlebrook Pike. This request is an extension of that node.

3. CA zoning will be more appropriate for this site once the Middlebrook Pike improvements and the

aligning of Lovell Rd. and Ball Camp Pike. are completed.

4. The site was previously owned by Knox County and used for a soccer field. The site is level and appropriate for commercial development. The property to the northeast, directly across Middlebrook

Pike, is still owned by Knox County and is used for recreational purposes.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The proposal will have no impact on schools. Middlebrook Pike is a major arterial street that should have the capacity to handle additional trips that would be generated by new commercial development of this site, especially after the current construction is completed.

3. The recommended CA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties. The property is separated from residential development by a floodplain and heavy vegetation to the south and east.

4. Portions of the site may not be developable because of the floodplain on the site. The applicant will be expected to meet all Knox County Engineering floodplain and other applicable requirements during

development of the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to C (Commercial), the requested CA zoning is consistent with the Northwest County Sector Plan.

2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This request may lead to future sector plan and rezoning requests for commercial in the immediate area, especially to the southeast of this site and to the northeast, across Middlebrook Pike.

Approved MPC Meeting Date: 3/9/2006

Details of MPC action:

MPC Action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 3/9/2006 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: 4/17/2006 Date of Legislative Action, Second Reading: 5/22/2006

1/31/2007 12:40 PM Page 2 of 3

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:40 PM Page 3 of 3