

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 3-L-04-RZ **Related File Number:**
Application Filed: 2/9/2004 **Date of Revision:**
Applicant: CHARLOTTE WILLS / HEARTHWOOD PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: South side North Middlebrook Pk., north and south sides of South Middlebrook Pk.
Other Parcel Info.:
Tax ID Number: 93 O A 021 **Jurisdiction:** City
Size of Tract: 16 acres
Accessibility: Access is via Middlebrook Pike, a four lane median divided, minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Office for Tennessee State Government **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within the Middlebrook Pike industrial corridor that has developed under I-2, I-3, C-3 and C-6 zones

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted.

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park) zoning

Staff Recomm. (Full): C-6 zoning is consistent with surrounding zoning and development and will allow the applicant's proposed use. The sector plan proposes light industrial use for the site with historic preservation of the residence on the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The surrounding properties are zoned I-3, C-3 and R-1 and developed with industrial and related uses along Middlebrook Pike. The C-6 zoning will allow this site to be used for State Government facilities while maintaining the historical residence on the property.
2. C-6 zoning is compatible with the surrounding I-3 and C-3 zoning and development pattern.
3. Development permitted under C-6 zoning is compatible with the light industrial uses on the surrounding properties.
THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and schools.
3. The proposal is compatible with surrounding land uses and zoning and will have minimal impact on adjacent properties.
4. The applicant intends to review any development proposal for the site with the MPC Historic Preservation planner as part of the C-6 development plan approval process. The applicant should seek H-1 Overlay designation for the house to further insure its protection.
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Sector Plan and One Year plan propose light industrial use for this site and identifies C-6 as one of the appropriate zones for such areas.
2. The site is located within the Urban Growth Area (Inside the City) of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 3/11/2004

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park)

Date of MPC Approval: 3/11/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 4/13/2004 Date of Legislative Action, Second Reading: 4/27/2004

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: