CASE SUMMARY

APPLICATION TYPE: REZONING



NORTHWEST COUNTY SECTOR PLAN AMENDMENT

4-I-21-RZ Related File Number: File Number: 4-D-21-SP Application Filed: 2/22/2021 Date of Revision: **Applicant:** BENJAMIN C. MULLINS O/B/O KAREN SPEEGLE

General Location:	Southwest of Middlebrook Pike between the intersections of Andes Road and Federick Drive			
Other Parcel Info.:				
Tax ID Number:	105 057 & 058		Jurisdiction:	County
Size of Tract:	5.33 acres			
Accessibility:	Access to the subject property is via a narrow driveway connecting to Middlebrook Pike, a four lane divided with center median major arterial street with approximatly 80ft of pavement and 90ft of right-of-way.			
GENERAL LAND US	E INFORMATION			
Existing Land Use:	Agriculture/Forestry/	Vacant		
Surrounding Land Use:				
Proposed Use:			Dens	ity:
	Northwest County	Sector Plan Designation:	LDR (Low Density Reside	ntial) / HP (Hillside Prote
Sector Plan:		••••••••••••••••••••••••••••••••••••••		, ,
Sector Plan: Growth Policy Plan:	Planned Growth Are	C C	、	

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

Street:

0 Middlebrook Dr.

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:	
Extension of Zone:	No
History of Zoning:	

PLAN INFORMATION (where applicable)

Requested Plan Category: O (Office) / HP (Hillside Protection)

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.:

	PLANNING CO	OMMISSION ACTION	AND DISPOSITION
Planner In Charge:	Liz Albertson		
Staff Recomm. (Abbr.):	Approve OB (Office, Medical and Related Services) zoning because it provides a transistion zone to buffer the low density residential uses from the commercial zoning.		
Staff Recomm. (Full):			
Comments:	REZONING REQU	JIREMENTS FROM ZONING	ORDINANCES (must meet all of these):
	CHANGED OR CH CITY/COUNTY GE 1. The Northwest (additional opporture	ANGING CONDITIONS IN T ENERALLY: County sector continues to be	ECESSARY BECAUSE OF SUBSTANTIALLY THE AREA AND DISTRICTS AFFECTED, OR IN THE e one of the fastest growing areas of Knox County and stional areas between commercial corridors and low
	THE APPLICABLE 1. The OB (Office, and business offic surrounded by lan- locations for busin	EZONING ORDINANCE: Medical, and Related Servic es and related activities that dscaped yards and open are ess offices, clinics, medical,	ONSISTENT WITH THE INTENT AND PURPOSE OF es) zone is intended to provide areas for professional require separate buildings and building groups as. The intent herein is to provide centralized, compact and dental offices near residential neighborhoods. es roads and utilities supporting the existing commercial
	COUNTY, NOR SI AMENDMENT. 1. The adjacent zo uses. 2. This rezoning si commercial corrido 3. Any new curb co permitted by their THE PROPOSED GENERAL PLAN O MAJOR ROAD PL 1. The proposed a	HALL ANY DIRECT OR INDI one districts are primarily com nould benefit the adjacent res or. uts to Middlebrook Pike will h agency. AMENDMENT SHALL BE CO OF KNOXVILLE AND KNOX AN, LAND USE PLAN, COM mendment is consistent with	ADVERSELY AFFECT ANY OTHER PART OF THE RECT ADVERSE EFFECTS RESULT FROM SUCH Inmercial and agricultural with single family residential sidential areas as a transistional zone from the ave to meet TDOTs standards for access and be ONSISTENT WITH AND NOT IN CONFLICT WITH THE COUNTY, INCLUDING ANY OF ITS ELEMENTS, MUNITY FACILITIES PLAN, AND OTHERS: the sector plan as amended. to be in conflict with any other adopted plans.
Action:	Approved		Meeting Date: 4/8/2021
Details of Action:			-
Summary of Action:	Approve OB (Office, Medical and Related Services) zoning because it provides a transistion zone to buffer the low density residential uses from the commercial zoning.		
Date of Approval:	4/8/2021	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:	5/24/2021	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: