

# 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:** 5-A-14-SP                      **Related File Number:** 5-B-14-RZ  
**Application Filed:** 3/10/2014                      **Date of Revision:**  
**Applicant:** BRIGHTLAND, LLC

### PROPERTY INFORMATION

**General Location:** Southwest side Middlebrook Pike, southeast of Lovell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 18801                      **Jurisdiction:** County  
**Size of Tract:** 1.37 acres  
**Accessibility:** Access is via Middlebrook Pike, a major arterial street with 4 lanes and a center median within 110' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Commercial uses                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** LDR & STPA  
**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. There are two properties to the northeast on the opposite side of Middlebrook Pike, zoned OB.

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

**Street:** 9704 Middlebrook Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density 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) & STPA (Stream Protection Area)

Requested Plan Category: O (Office) & STPA (Stream 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: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION # 5-A-14-SP, amending the Northwest County Sector Plan to O (Office) and STPA (Stream Protection) 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 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 CA zoned area to the west and the residential uses to the south and east.

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 consistent with the surrounding land use and zoning pattern. Two similar properties to the northeast, on the north side of Middlebrook Pike, have recently been rezoned OB to convert houses from residential to office uses.

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

A similar property to the northeast was approved for a plan amendment to O and rezoning to OB earlier this year (3-E-14-RZ/3-C-14-SP). The general appropriateness for office uses on the subject property is similar to this previously approved plan amendment.

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

Office uses on this property are appropriate as a transitional area between the CA zoned property to the west and the residential uses to the south and east.

Action: Approved

Meeting Date: 5/8/2014

Details of Action:

Summary of Action: ADOPT RESOLUTION # 5-A-14-SP, amending the Northwest County Sector Plan to O (Office) and STPA (Stream Protection Area) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative.

Date of Approval: 5/8/2014

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:** 6/23/2014

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**