

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: 5-D-03-RZ **Related File Number:**
Application Filed: 4/4/2003 **Date of Revision:**
Applicant: KEN BOWMAN
Owner:

PROPERTY INFORMATION

General Location: Southwest side Middlebrook Pike, southeast of Bob Kirby Rd.
Other Parcel Info.:
Tax ID Number: 104 PT. OF 209 (MAP ON FILE) **Jurisdiction:** County
Size of Tract: 4.2 acres
Accessibility: Access is via Middlebrook Pike, a minor arterial street, which is being widened to a 4-lane cross section. Currently the street has 20' of pavement width within 120' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Expansion / access to restaurant and produce market **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The intersection of Bob Kirby Rd. and Middlebrook Pike is currently under construction. Middlebrook Pike is being widened to four lanes, and the intersection is being realigned. A restaurant and produce market is developed on the southwest quadrant of the intersection, zoned CA. Most of the other adjacent property is currently vacant and zoned A, PC and PR.

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

Street: 9550 Middlebrook Pike
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: CA denied on this parcel in 1997. (3-B-97-RZ)
Extension of Zone: Yes. Extension of CA from the northwest.
History of Zoning: MPC denied CA zoning for 5 acres of parcel 209 in 1997 (3-B-97-RZ), but it was approved on appeal. MPC approved CA for another 2.4 acres in 2001 (4-L-01-RZ).

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: Michael Brusseau

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

Staff Recomm. (Full): This request is a logical extension of CA zoning from the northwest, and will allow for access to the existing business from Middlebrook Pike after the improvements are completed.

Comments: The applicant is proposing to extend the CA zoning far enough to the east so that when the Middlebrook Pike improvements are completed, an access drive can be placed at a planned center median cut in the street. This will provide ingress and egress in both directions for the business to Middlebrook Pike. No new development is proposed at this time, other than an extended access drive to the established business.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The proposal is a logical extension of CA zoning from the northwest.
- 2. The proposal is justified in order for the business to maintain its current level of access to Middlebrook Pike.
- 3. CA zoning has been established and expanded within the southwest quadrant of the intersection of Bob Kirby Rd. and Middlebrook Pike. PC (Planned Commercial) zoning is also located to the east, across Middlebrook Pike.

THE EFFECTS OF THE PROPOSAL

- 1. No additional demand will be placed on schools and the impact on streets will be minimal, especially when improvements are completed.
- 2. Public water and sewer utilities are available to serve this site.
- 3. The impact of the proposal on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan, as amended by the Middlebrook Pike Corridor Study, proposes commercial for most of the site and mixed uses for the remainder. The request is a logical extension of the commercial sector plan designation from the northwest.
- 2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Planned Growth Area.
- 3. Staff anticipates further zoning requests to change from Agricultural to higher intensity zones in this area in the future, especially after the road improvements are completed. The sector plan proposes medium density residential and mixed uses in the area.

MPC Action: Approved

MPC Meeting Date: 5/8/2003

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 5/8/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 6/23/2003

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: