

# 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

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**File Number:** 5-D-07-RZ                      **Related File Number:**  
**Application Filed:** 3/19/2007              **Date of Revision:**  
**Applicant:** MACKEY BROWNLEE

### PROPERTY INFORMATION

**General Location:** Southeast side S. Middlebrook Pike, southwest of Knott Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 93 O A PARTS OF 015,016&01701    **OTHER:** MAP ON FIL    **Jurisdiction:** City  
**Size of Tract:** 1.74 acres  
**Accessibility:** Access is through parcels to the north to S. Middlebrook Pike, a two lane major arterial street which is one-way in this section to the east, within 60' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted by zoning                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** Commercial and Slope Protection  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The properties fronting on S. Middlebrook Pike in this area are developed with commercial, light and heavy industrial uses. To the south of this site, at a higher elevation, is an established residential neighborhood, zoned R-1.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park), O-3 (Office Park) and I-2 (Restricted Manufacturing & Warehousing)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extensions of all three zones  
**History of Zoning:** The current C-6 zoning on parcel 15 was established in 1999 and the O-3 zoning was established in 1988.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

***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.):

APPROVE C-6 (General Commercial Park), O-3 (Office Park) and I-2 (Restricted Manufacturing & Warehousing) zoning, as requested.

Staff Recomm. (Full):

The three requested zones are extensions of existing zones on the remainder of the subject parcels and are compatible with the surrounding development.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The requested zoning is compatible with the scale and intensity of the surrounding development and zoning.
2. This proposed rezoning will eliminate the split zoning that currently exists on all three of these parcels, establishing one zoning district for each parcel.
3. The proposal is consistent with the One Year Plan proposals for these sites.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. There will be no impact on schools. The impact to streets will depend upon what type of development is proposed, if any. S. Middlebrook Pike is a major arterial street capable of handling any additional trips that this rezoning may generate.
3. The recommended zones are compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes light industrial and office uses for the site, consistent with this proposal.
2. The Northwest City Sector Plan proposes slope protection for the site, because of the steep incline leading from these sites on Middlebrook Pike south to the residential subdivisions at the higher elevations.
3. This request should not generate additional requests in this area in the future, as most properties are already zoned either commercial or industrial.

MPC Action:

Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action:

C-6 (General Commercial Park), O-3 (Office Park) and I-2 (Restricted Manufacturing & Warehousing)

Date of MPC Approval:

5/10/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body:

Knoxville City Council

Date of Legislative Action:

6/5/2007

Date of Legislative Action, Second Reading: 6/19/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**