

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 5-E-06-SP **Related File Number:** 5-I-06-RZ
Application Filed: 4/5/2006 **Date of Revision:**
Applicant: C.F. BAKER, JR.
Owner:

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
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side Middlebrook Pike, northwest of Hoyle Beals Dr.
Other Parcel Info.:
Tax ID Number: 104 191 **Jurisdiction:** County
Size of Tract: 1.39 acres
Accessibility: Access is via Middlebrook Pike, a major arterial street with two lanes within 100' of right of way. The street is currently under construction to be improved to four lanes with a center median.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Fast food restaurant or office **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with predominantly residential uses under A, RA and PR zoning. There is a Food City grocery store and a restaurant to the southeast, zoned PC and CA.

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

Street: 9625 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: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: C (Commercial)

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.): DENY C (Commercial) sector plan designation.
APPROVE O (Office) sector plan designation.

Staff Recomm. (Full): The site is adjacent to residential development and zoning on three sides and an undeveloped PC-zoned site on the other side. Office use of the site will provide a transition between the commercial and residential uses and would be more compatible with the residential uses.

Comments:

MPC Action: Approved

MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 5/11/2006

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: 6/26/2006

Date of Legislative Action, Second Reading: 7/24/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: