

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COUNTY COMPREHENSIVE PLAN AMENDMENT



File Number: 5-E-25-PA Related File Number: 5-L-25-RZ

Application Filed: 3/24/2025 Date of Revision:

Applicant: GABRIELLA SHARMAN

PROPERTY INFORMATION

General Location: South side of Middlebrook Pike, west side of Andrewbrook Ln

Other Parcel Info.:

Tax ID Number: 105 O C 026 (PART OF) Jurisdiction: County

Size of Tract: 0.43 acres

Accessibility: Access is via Middlebrook Pike, a major arterial street with a pavement width which varies from 30 ft to 35 ft within a right-of-way which varies from 100 ft to 120 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land (Church)

Surrounding Land Use:

Proposed Use: Density:

Planning Sector: Northwest County Plan Designation: CI (Civic and Institutional)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is characterized by a mix of residential and commercial uses. Residential uses in the area are primarily single family dwellings on small suburban style lots with some multi-family development located in close proximity to Middlebrook Pike. Commercial uses are auto-oriented services, restaurants, and offices along Middlebrook Pike.

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

Street: 9048 MIDDLEBROOK PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests:

Extension of Zone: Yes, this is an extension of the land use designation and zoning.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic and Institutional)
Requested Plan Category: CMU (Corridor Mixed-use)

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 COMMISSION ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the CMU (Corridor Mixed-Use) place type for the portion of the property shown on the agenda map because it is compatible with the surrounding development and the intent of the Comprehensive Plan.

Staff Recomm. (Full): Context: The applicant is requesting to rezone the front 0.43 acres of the lot to the CA (General Business) zone. The CA zone requires a place type amendment from CI (Civic and Institutional) to CMU (Corridor Mixed-Use). This request is for the CMU (Corridor Mixed-Use) place type on the 0.43-acre front portion of the property fronting Middlebrook Pike. The remaining 1.04 acres would retain the CI place type designation.

Comments: PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current CI (Civic and Institutional) place type on the subject property accurately reflects the longstanding church use on the lot, and it is not the result of an error in the Comprehensive Plan.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):

1. The CMU (Corridor Mixed-Use) place type is described as areas appropriate for walkable mixed-use development along major corridors. The subject property meets this description, as it is located along a major corridor that features a variety of uses.

2. Since the early 2000s, there has been a consistent trend in office and commercial development along Middlebrook Pike. With the adoption of the Comprehensive Plan, this section of Middlebrook Pike between Summer Wood Road and Fox Lonas Road was designated with the CMU place type, with the exception of the subject property. The CMU area was previously designated NC (Neighborhood Commercial) and O (Office), but was redesignated as CMU in the Comprehensive Plan, which aims at guiding commercial areas towards major thoroughfares.

3. The requested CMU place type is a minor extension that is compatible with the changing land use conditions in the area, and it connects the two disjointed CMU-designated areas to the northeast and southwest of the subject property.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new utilities or road projects have been introduced that warrant a land use amendment.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:

1. There is no new data specific to this request for the CMU place type that warrants a land use amendment.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. The recommended CMU place type complies with the Comprehensive Plan's Implementation Policy 9.3, to focus growth in areas already served by adequate infrastructure. The subject property is in an

urbanized area with ample utility infrastructure and has sidewalk connections to neighboring developments.

Action: Approved

Meeting Date: 5/8/2025

Details of Action:

Summary of Action: Approve the CMU (Corridor Mixed-Use) place type for the portion of the property shown on the agenda map because it is compatible with the surrounding development and the intent of the Comprehensive Plan.

Date of Approval: 5/8/2025

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: 6/16/2025

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: