

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

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:

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:

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:
History of Zoning:

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.): DENY CA (General Business) zoning.
APPROVE OB (Office, Medical and Related Services) zoning.

Staff Recomm. (Full): OB zoning would create a transitional buffer between the commercial and residential zones and establish a stopping point for this commercial node continuing northwest on Middlebrook Pike. The site is too small to be developed under PC zoning, unless it were combined with the adjacent parcel. The sector plan proposes low density residential uses for the site.

Comments: If this site were combined with the adjacent property to the southeast it may be suitable for PC zoning, which requires larger setbacks and use on review approval from MPC. However, the applicant indicated that the intent is to develop the site on its own, so it would be more appropriate as an office use. Two of the proposed uses listed on the application were office and medical uses that would be permitted in the recommended OB zone.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Office uses are compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. Office use of this site will create a transition between the commercial and residential uses and establish a stopping point for this commercial node continuing northwest on Middlebrook Pike.
- 3. The request is not consistent with the sector plan proposal and would establish a precedent for extending commercial further northwest on Middlebrook Pike, leading to an undesirable strip commercial pattern.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve this site.
- 2. The proposal will have no impact on schools. The impact on the street system will depend on the type of development that is proposed for the property.
- 3. The proposed CA zoning could have greater impact on adjacent residential uses than the recommended OB zoning.
- 4. OB zoning will allow continued residential use of the house or conversion to an office use. CA would also allow continued residential use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes low density residential uses for the site, not consistent with the proposal. The sector plan does not recognize the PC zoning to the southeast, which occurred prior to the requirement for sector plan amendments with rezoning proposals.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for commercial zoning to the northwest in the future, leading to a strip commercial pattern along this section of Middlebrook Pike.

MPC Action: Approved MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action: APPROVE OB (Office, Medical and Related Services)

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

Ordinance Number:

Disposition of Case: Postponed

If "Other":

Amendments:

Date of Legislative Appeal:

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

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: