

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-L-25-RZ **Related File Number:** 5-E-25-PA
Application Filed: 3/24/2025 **Date of Revision:**
Applicant: GABRIELLA SHARMAN

PROPERTY INFORMATION

General Location: South side of Middlebrook Pike, west side of Andrew 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 road 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:**
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 offices, restaurants, and services 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 zoning.
History of Zoning: None noted.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the CA (General Business) zone for the portion of the property shown on the agenda map because it is consistent with the Knox County Comprehensive Plan.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Development trends along this section of Middlebrooke Pike have included a mix of uses and housing types, such as commercial and office uses and limited multi-family developments like townhomes and apartment complexes.
2. There has been a slow trend away from residential to non-residential zones, including CA (General Business) and OB (Office, Medical and Related Services) in the surrounding area since the mid-1990s.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The CA zone is intended for general retail business and services.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The requested CA zone is compatible with the surrounding zoning, which includes commercially zoned properties zoned CA, CN (Neighborhood Commercial), and PC (Planned Commercial).

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The subject property is between properties zoned CA zoning on the west and east sides, and it is located opposite the subject property on the north side of Middlebrook Pike. As such, the minor extension of the zone is not anticipated to negatively impact the surrounding area.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The requested CA zone is partially related to the recommended CMU place type. Per Appendix H of the Comprehensive Plan, additional criteria must be met for partially related zones. The proposed rezoning meets the second criterion, as the adjacent properties on the east and west sides are currently zoned CA.
2. The recommended zoning complies with Implementation Policy 2 to ensure that development is sensitive to the existing community character, and Implementation Policy 3 to encourage the infill of underutilized commercial land. Approving the CA zone at this location would address a minor gap in commercial zoning in an area experiencing an increase in commercial development while maintaining a transition in land use intensity.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and promotes the expansion of the Knox County economy. The proposed rezoning does not conflict with the intent of the Planned Growth Area.

Action: Approved **Meeting Date:** 5/8/2025
Details of Action:
Summary of Action: Approve the CA (General Business) zone for the portion of the property shown on the agenda map because it is consistent with the Knox County 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:**