

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 6-B-25-SU **Related File Number:**
Application Filed: 4/23/2025 **Date of Revision:**
Applicant: JAYSIN JEFFERSON

PROPERTY INFORMATION

General Location: North side of Middlebrook Pike, east of Piney Grove Church Rd
Other Parcel Info.:
Tax ID Number: 106 J D 033 **Jurisdiction:** City
Size of Tract: 1.18 acres
Accessibility: Access is via Middlebrook Pike, a major arterial with a pavement width of 24 ft within a right-of-way which varies from 105 ft to 125 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Body modification establishment **Density:**
Planning Sector: Northwest County **Plan Designation:** NC (Neighborhood Commercial)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is characterized by residential and commercial uses along Middlebrook Pike. Residential uses include a large retirement community on the south side of Middlebrook Pike and a mix of attached and detached single family dwellings and multifamily dwellings on the northside of Kingston Pike. The northern residential uses are buffered from the road right-of-way by retail and service businesses.

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

Street: 7419 MIDDLEBROOK PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-N (Neighborhood Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property was rezoned C-1 (Neighborhood Commercial) from RP-1 (Planned Residential) in 2003 (4-Z-03-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the request for a body modification establishment in the C-N (Neighborhood Commercial) zoning district, subject to 3 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.
3. Meeting all applicable requirements of the City of Knoxville Engineering Department.

Comments: This request is for a body modification establishment (tattoo, permanent makeup, piercing) within one of the six suites of an L-shaped strip mall along Middlebrook Pike. The 2,409-sq ft space was previously occupied by a different body modification establishment and no site improvements are proposed with this request. The applicant has stated that the operating hours will be 11am – 7pm from Tuesday to Sunday, and the business will be closed on Monday.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2) 1)

THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. This proposed use will be located within a strip mall along Middlebrook Pike that includes more frequently visited businesses such as a pizza shop and a deli. This use essentially replaces an identical business and is consistent with the General Plan's Development Policy 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

B. The proposed use is consistent with the One Year Plan and Northwest County Sector Plan's NC (Neighborhood Commercial) land use classification that promotes retail and service-oriented commercial uses on collector or arterial streets that result in minimum negative impacts on adjacent properties.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The C-N district is intended to provide for an environment of integrated residential development and small-scale commercial and service uses, predominantly serving nearby residential neighborhoods. The proposed small-scale business is consistent with the intent of the zoning ordinance.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed use is compatible with other uses in this segment of Middlebrook Pike that includes a mix of multifamily developments, senior housing, office, and commercial uses.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed use is not expected to have any significant adverse impacts on adjacent properties. As mentioned before, this business would replace the previous body modification establishment.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed use is not expected to draw substantial traffic through residential streets. Traffic will be directed to Middlebrook Pike, a major arterial street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses or environmental factors immediately surrounding the subject property that would pose a potential hazard or have an undesirable impact on the proposed use.

Action: Approved with Conditions **Meeting Date:** 6/12/2025

Details of Action:

Summary of Action: Approve the request for a body modification establishment in the C-N (Neighborhood Commercial) zoning district, subject to 3 conditions.

Date of Approval: 6/12/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **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:**