

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: 6-I-06-RZ **Related File Number:** 6-B-06-SP
Application Filed: 5/1/2006 **Date of Revision:**
Applicant: VICTOR JERNIGAN
Owner:

PROPERTY INFORMATION

General Location: Southwest side Midway Rd., southeast side Thorngrove Pike
Other Parcel Info.:
Tax ID Number: 74 098 **Jurisdiction:** County
Size of Tract: 9.5 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Any use permitted by CA zone **Density:**
Sector Plan: East County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 811 Midway Rd.
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.): APPROVE PC (Planned Commercial) zoning. (Applicant requested CA.)

Staff Recomm. (Full): PC zoning will allow this intersection to begin to develop into a commercial node serving interstate travelers, area residents and potential business park users. PC zoning will allow MPC to review a site plan prior to development, providing the opportunity for public review.

Comments: At the request of the applicant, these requests were postponed at the June 8, 2006 meeting. New applications have been filed for properties in this area since the June 8 meeting, requesting a sector plan amendment (7-E-06-SP) to Heavy Industrial and a rezoning (7-S-06-RZ) to I (Industrial) on greater than 350 acres to the north and west of this site. These requests, which are also on this agenda, are not related to the subject applications, but will impact this site if approved.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal will establish this intersection as a future commercial node which will serve interstate travelers, area residents and potential business park users.
2. Midway Rd. from this intersection south to I-40 is an appropriate minor commercial corridor for the future. There are currently two large sites northeast and southeast of the Midway Rd./I-40 interchange that are currently zoned C-4 (Highway & Arterial Commercial).
3. PC zoning will allow development of businesses that will serve interstate travelers, area residents and potential business park users, but will require use on review approval prior to development, to allow for public input at MPC's public hearing.

THE EFFECTS OF THE PROPOSAL

1. Public water is available to serve the site. Sanitary sewer is not currently available, but may become available in the future as development occurs in the area.
2. The proposal will have no impact on schools. Thorngrove Pike and Midway Rd. are arterial streets that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The recommended PC zone will establish a precedent for establishment of a commercial node at this intersection and possibly a commercial corridor on Midway Rd. to the south to I-40.
4. PC zoning will require MPC use on review approval of a development plan prior to construction. This will give MPC and Knox County Engineering staff the opportunity to review plans and address issues such as access, setbacks, landscaping, lighting, layout and traffic circulation, as well as other development concerns.
5. The PC zone will also allow this site to be developed in conjunction with adjacent business park and related uses, where connectivity between properties and other features might be explored.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to commercial, CA or PC zoning is consistent with the East County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests for commercial uses in the immediate area. However, the current sector plan does not propose further extension of commercial uses to the east or west along Thorngrove Pike. Commercial uses should be limited to Midway Rd. between Thorngrove Pike and I-40.

MPC Action: Approved

MPC Meeting Date: 7/13/2006

Details of MPC action:

Summary of MPC action: APPROVE PC (Planned Commercial)

Date of MPC Approval: 7/13/2006

Date of Denial:

Postponements: 6/8/2006

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/28/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: