

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-O-07-RZ **Related File Number:**
Application Filed: 5/7/2007 **Date of Revision:**
Applicant: WENDY L. LATTIMORE

PROPERTY INFORMATION

General Location: Southeast side of Middlebrook Pike, northeast side of Roderick Rd.
Other Parcel Info.:
Tax ID Number: 105 K D 001 **Jurisdiction:** County
Size of Tract: 14540 square feet
Accessibility: Access is via Middlebrook Pike, a major arterial street with 4 lanes and a center median within 100' of right of way, or via Roderick Rd., a local street with 25' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is located at the entrance to an established residential neighborhood, zoned RA. There is a commercial business to the northwest, zoned CA and a church to the northeast, zoned RB and PR. A large property to the west of the site has been zoned OB.

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

Street: 8924 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: OA (Office Park)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: MPC denied OB zoning for this and two adjacent parcels in 2005 (9-C-05-RZ), due to neighborhood opposition.

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE OA (Office Park) zoning.

Staff Recomm. (Full): OA zoning is compatible with surrounding development and is consistent with the mixed use sector plan designation on the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern and is consistent with the sector plan.
2. Office use of this site is reasonable because of its location along Middlebrook Pike , a 4-lane, high traffic volume, major arterial street. Residential uses may no longer be desirable at this location.
3. There is OB zoning established about 600 feet to the west of this site, and a business across Middlebrook Pike to the north is zoned CA.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system. The applicant is encouraged to establish access to the proposed office development from Roderick Rd., as far as possible from Middlebrook Pike as possible, to reduce the number of curb cuts and center median cuts along Middlebrook Pike. TDOT would have to approve any curb cuts on Middlebrook Pike, if requested.
3. The recommended OA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties. Extension of OA zoning further south along Roderick Rd. should not be encouraged and would not likely be supported by staff at this time.
4. The house on the site is located toward the northern portion of the site, closest to Middlebrook Pike. If the house is converted to office use, parking will likely be located on either the western or southern portions of the site. The OA zone requires a minimum 20 feet building setback when adjacent to RA zoning. In addition, OA requires that all required yards (or setback areas) shall be landscaped with live vegetation of a nature normally found in residential areas. This means that there will be a minimum 20 feet wide landscaped area on the east, west and south property lines, minimizing the impact to adjacent residential properties. There is also a stipulation that all parking areas within 50 feet of a public right of way shall be screened by evergreen plantings that will obtain a minimum height of five feet at maturity. This will ensure that parking areas are screened from view from the streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan, as amended by the Middlebrook Pike Corridor Study, proposes mixed uses, limited to office or medium density residential uses for this site and others fronting on Middlebrook Pike.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could lead to future office rezoning requests on properties fronting on Middlebrook Pike, consistent with the sector plan proposal.

MPC Action: Denied

MPC Meeting Date: 6/14/2007

Details of MPC action: DENY OA (Office Park) zoning.

Summary of MPC action: DENY OA (Office Park)

Date of MPC Approval: Date of Denial: 6/14/2007

Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 6/18/2007

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 7/23/2007

Ordinance Number:

Disposition of Case: denied appeal. Motion to approve failed. Denial stands

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: