

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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www.knoxmpc.org

File Number: 6-Q-02-RZ **Related File Number:**
Application Filed: 5/28/2002 **Date of Revision:**
Applicant: HUBER PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southeast side Middlebrook Pike, west of Roderick Rd.
Other Parcel Info.:
Tax ID Number: 105 O C 29, 31 **Jurisdiction:** County
Size of Tract: 5 acres
Accessibility: Access is via Middlebrook Pike, a major arterial street with 4 lanes and a center median within 100' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant residence
Surrounding Land Use:
Proposed Use: Owner-occupied offices **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Mixed Use - MDR and Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed predominantly with residential uses under RA, RAE, RB and PR zoning. There are a few office and commercial uses nearby within CA and OB zones.

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

Street: 9020 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: Yes. Extension of OB from the southwest.
History of Zoning: None noted

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 OB (Office, Medical & Related Services) zoning, subject to the following condition.
1. Recording the deed restrictions, referenced in the attached July 9, 2002 letter from Huber Properties, LLC.

Staff Recomm. (Full): OB is an extension of zoning from the southwest and is compatible in scale and intensity to the surrounding land use and zoning pattern. The Northwest County Sector Plan, as amended by the Middlebrook Pike Corridor Study, proposes Office and Medium Density Residential uses for this site.

Comments: Although this request leaves two RA zoned properties to the northwest surrounded by office zoning, it is anticipated that these properties will eventually be converted to office or medium density residential uses, as proposed by the sector plan. Uses permitted under OB zoning would be compatible with the residential uses to the northeast and southeast, as well as with the offices and townhouses to the southwest. This area is well-suited for medium intensity development, as demonstrated by the townhouses, offices, and church that have developed in the area to the west fronting Middlebrook Pike.

According to the Knox County Department of Engineering and Public Works, there are sinkholes located on the site (see attached comments). Prior to any development of the site, the applicant should contact the Tennessee Department of Environment and Conservation concerning any required permits or approvals for activity around the sinkholes. The Knox County Department of Engineering and Public Works may also impose requirements relating to the sinkholes prior to issuing any grading/construction permits for the site.

This request was postponed at the June 13, 2002 meeting so that the applicant could meet with and address concerns raised by the representatives of the adjoining neighborhood to the south and east of the subject property. The applicants have met with the neighborhood representatives and have agreed to record deed restrictions to offer additional protection to adjacent residential uses. A condition of approval has been included to ensure that these deed restrictions are recorded if the OB zoning request is approved.

MPC Action: Approved

MPC Meeting Date: 7/11/2002

Details of MPC action:

Summary of MPC action: APPROVE OB (Office, Medical & Related Services) zoning, subject to the following condition:
Recording the deed restrictions, referenced in the attached July 9, 2002 letter from Huber Properties, LLC.

Date of MPC Approval: 7/11/2002

Date of Denial:

Postponements: 6/13/02

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 8/26/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved w/condition

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: