

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 7-E-04-SP **Related File Number:** 7-R-04-RZ
Application Filed: 6/16/2004 **Date of Revision:**
Applicant: JIM TURNER
Owner:

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: Southwest side Middlebrook Pike, southwest of Fredrick Dr.
Other Parcel Info.:
Tax ID Number: 105 059,060 **Jurisdiction:** County
Size of Tract: 3.75 acres
Accessibility: Access is via Middlebrook Pike, a major arterial street, that is being reconstructed to a 4 lane median divided facility in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Grocery store **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of an established residential area where properties have been rezoned for office uses in anticipation of the widening of Middlebrook Pike.

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

Street: 9224 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OA (Office Park)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: Property was zone OA in 2000.
Extension of Zone: No
History of Zoning: Property was zoned OA in 2001. (3-B-01-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Uses) and SLPA (Slope Protection)
Requested Plan Category: C (Commercial) and SLPA (Slope Protection)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C (Commercial) designation

Staff Recomm. (Full):

Continuation of the commercial designation along the south side of Middlebrook Pike to the church property to the northwest of this site will establish a reasonable commercial boundary to the Middlebrook Pike/Cedar Bluff intersection.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The property to the southeast is zoned CA and is not shown as commercial by the sector plan. The applicant's request will allow this site to be developed with the proposed grocery store or other commercial uses in a manner that is consistent with the established uses and zoning of surrounding properties.
2. A Commercial designation and CA zoning would permit a range of commercial uses compatible with other commercial and office zoning in the area. A commercial pattern around the Middlebrook Pike/Cedar Bluff intersection has emerged in this area.
3. Development permitted under the requested Commercial designation and CA zoning is compatible with the scale and intensity of the surrounding development and zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. CA development will impact Middlebrook Pike. with additional turning movements in this area, but it will have no impact on schools.
3. CA zoning allows uses that are compatible with surrounding zoning and uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Sector Plan proposes Mixed Use and Slope Protection for this site.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request could lead to similar requests in the future for the adjacent properties along Middlebrook Pike to the northwest and southeast.

MPC Action:

Approved

MPC Meeting Date: 7/8/2004

Details of MPC action:

Summary of MPC action:

APPROVE C (Commercial) and SLPA (Slope Protection)

Date of MPC Approval:

7/8/2004

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:

8/23/2004

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: