

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 7-E-18-SP                      Related File Number: 7-J-18-RZ  
Application Filed: 6/4/2018                      Date of Revision:  
Applicant: HSINHAO LIAO

## PROPERTY INFORMATION

General Location: South side Middlebrook Pike, east of Andrewbrook Ln.  
Other Parcel Info.:  
Tax ID Number: 105 O C 028                      Jurisdiction: County  
Size of Tract: 3.16 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: Commercial  
Surrounding Land Use:  
Proposed Use: Retail                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation: O (Office)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This area of Middlebrook Pike is developed with a mix of office, residential and commercial uses, under OB, RA, RB, PR and CA zoning.

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

Street: 9036 Middlebrook Pike  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) & CA (General Business)  
Former Zoning:  
Requested Zoning: CA (General Business)  
Previous Requests: RA to CA & OB in 2000 (9-J-00-RZ)  
Extension of Zone: Not an extension of GC, but would be an extension of NC from the west  
History of Zoning: Property was rezoned from RA to current CA and OB in 2000 (9-J-00-RZ).

## PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)  
Requested Plan Category: GC (General Commercial)

## **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:

Michael Brusseau

Staff Recomm. (Abbr.):

ADOPT RESOLUTION #7-J-18-SP, amending the Northwest County Sector Plan to NC (Neighborhood Commercial), as shown on attached map, and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Staff is recommending that the NC designation to the west be extended to the front portion of the subject property, consistent with the attached 'MPC Staff Recommendation' map. Approval of the requested GC plan designation would be an inappropriate, spot plan amendment. Because of the adjacent residential uses to the west and the established zoning pattern in place, NC is the most appropriate designation to allow commercial use of the existing building on site, as well as allow future development or redevelopment on the portion of the site nearest to Middlebrook Pike. Commercial uses are not appropriate to be extended all the way to the rear of the site, because of the adjacent residential uses to the west.

Comments:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

The recent update of the Northwest County Sector Plan in August of 2016 included the establishment of a Neighborhood Commercial (NC) area to the west of the site. The recommended plan amendment would be a logical extension of that designation into an area that is already partially zoned commercial.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

Staff is not aware of any significant road or utility improvements in the area, but the existing Middlebrook Pike is adequate to handle additional traffic that would be generated by neighborhood commercial development of the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The subject property has a commercial building located on it, in an area of the site that is already zoned CA. So, commercial use of the site has been established. This recommended plan amendment will recognize the current use of the site. The current sector plan does not recognize the commercial use and zoning currently on the site.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

Middlebrook Pike is adequate to handle additional traffic from commercial development of the site. Commercial uses are already established to the west of the site, and the subject property contains a commercial building that is already zoned CA.

Action:

Approved

Meeting Date: 7/12/2018

Details of Action:

Summary of Action:

Adopt Resolution #7-E-18-SP, amending the Northwest County Sector Plan to NC (Neighborhood Commercial), as shown on attached map, and recommend that Knox County Commission also adopt the sector plan amendment.

Date of Approval:

7/12/2018

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:** 8/27/2018

**Ordinance Number:**

**Disposition of Case:** Approved (One Reading Only)

**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:**