

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: 8-H-06-RZ **Related File Number:**
Application Filed: 7/13/2006 **Date of Revision:**
Applicant: WALGO PARTNERS
Owner:

PROPERTY INFORMATION

General Location: South side Middlebrook Pike, west of Glenn Ave.
Other Parcel Info.:
Tax ID Number: 94 I F 015 **Jurisdiction:** City
Size of Tract: 2.62 acres
Accessibility: Access is via Middlebrook Pike, a major arterial street with 4 lane median divided facility within 100-150' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building
Surrounding Land Use:
Proposed Use: General business **Density:**
Sector Plan: Central City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with light industrial and commercial uses on the south side of Middlebrook Pike, zoned I-2 and C-6. Residential uses are on the north side of Middlebrook Pike, zoned R-1A, and industrial uses are on the south side of the railroad tracks, zoned I-4.

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

Street: 2820 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: No
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 C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 zoning is compatible with the surrounding land uses and zoning pattern and is consistent with the One Year Plan designation for 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.
- 2. C-6 zoning of this site to allow some commercial use of the existing building would be compatible with other established business uses in the area.
- 3. Other properties in the area have recently been rezoned C-6 for commercial development.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have no impact on schools. Middlebrook Pike is a four lane major arterial street, capable of handling the additional traffic that will be generated by this development.
- 3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. C-6 zoning is consistent with the City of Knoxville One Year Plan, which proposes LI (Light industrial) uses for the site. C-6 zoning is an acceptable zone within the LI designation.
- 2. The Central City Sector Plan proposes office uses for the site, which are permitted under the recommended C-6 zoning.
- 3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
- 4. This request could lead to future commercial plan amendment and rezoning requests on surrounding properties in the area.

MPC Action: Approved MPC Meeting Date: 8/10/2006

Details of MPC action:

Summary of MPC action: C-6 (General Commercial Park)

Date of MPC Approval: 8/10/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/12/2006 Date of Legislative Action, Second Reading: 9/26/2006

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: