

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: 9-C-05-RZ **Related File Number:**
Application Filed: 8/8/2005 **Date of Revision:**
Applicant: CHERYL RICHEY
Owner:

PROPERTY INFORMATION

General Location: South side Middlebrook Pike, east side Roderick Rd.
Other Parcel Info.:
Tax ID Number: 105 K D 001,003,036 **Jurisdiction:** County
Size of Tract: 2 acres
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: Residences
Surrounding Land Use:
Proposed Use: Office use **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Mixed Use
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject parcels are 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:
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: 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 OB (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): OB zoning is compatible with surrounding development and is consistent with the mixed use sector plan designation on the majority of 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. Parcel 36 is not shown for mixed uses on the sector plan, but was included in this application as an extension of the mixed use designation from the north. Inclusion of this parcel would allow the access to the office development to be located further away from Middlebrook Pike on Roderick Rd.
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., 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 OB zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties. Extension of OB zoning further south along Roderick Rd. should not be encouraged and would not likely be supported by staff at this time.

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 parcels 1 and 3 of the subject property, consistent with the proposed OB zoning. Parcel 36 was included in the proposal as an extension of the mixed use designation from the north.
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: 9/8/2005

Details of MPC action: DENY OB (Office, Medical & Related Services) zoning.

Summary of MPC action: DENY OB (Office, Medical & Related Services)

Date of MPC Approval: Date of Denial: 9/8/2005

Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/24/2005

Ordinance Number:

Disposition of Case:

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: