



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 3-F-06-RZ
3-A-06-SP

AGENDA ITEM #: 63
AGENDA DATE: 3/9/2006

▶ **APPLICANT:** VICTOR JERNIGAN
OWNER(S): KNOX COUNTY

TAX ID NUMBER: 104 186 PORTION SW OF MIDDLEBROOK PIKE ONLY
JURISDICTION: Commission District 6

▶ **LOCATION:** Southwest side Middlebrook Pike, southeast of Lovell Rd.

▶ **TRACT INFORMATION:** 6.5 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Middlebrook Pike, a major arterial street with two lanes within 100' of right of way. The street is currently under construction to be improved to four lanes with a center median.

UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** PP/OS (Public Parks & Open Space) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Retail sales

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of C designation from the north and extension of CA zoning from the north and west

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Middlebrook Pike - Vacant land / PPOS / A (Agricultural)
South: Vacant land and floodway / STPA / PR (Planned Residential)
East: Dwelling / LDR & STPA / A (Agricultural) and RA (Low Density Residential)
West: Business / LDR & STPA / CA (General Business)

NEIGHBORHOOD CONTEXT: This area is developed with businesses, a school and residences under CA, RA, A and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE C (Commercial) sector plan designation.**

Commercial uses at this site are an extension of the business uses and zoning to the west and is an appropriate extension of the commercial node at Lovell Rd./Ball Camp Pike and Middlebrook Pike.

► **APPROVE CA (General Business) zoning.**

CA is a logical extension of zoning from the northwest and is compatible with surrounding development and zoning.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. There is a large amount of CA zoned property to the northwest of the site around the Lovell Rd./Ball Camp Pike intersection with Middlebrook Pike. This request is an extension of that node.
3. CA zoning will be more appropriate for this site once the Middlebrook Pike improvements and the the aligning of Lovell Rd. and Ball Camp Pike. are completed.
4. The site was previously owned by Knox County and used for a soccer field. The site is level and appropriate for commercial development. The property to the northeast, directly across Middlebrook Pike, is still owned by Knox County and is used for recreational purposes.

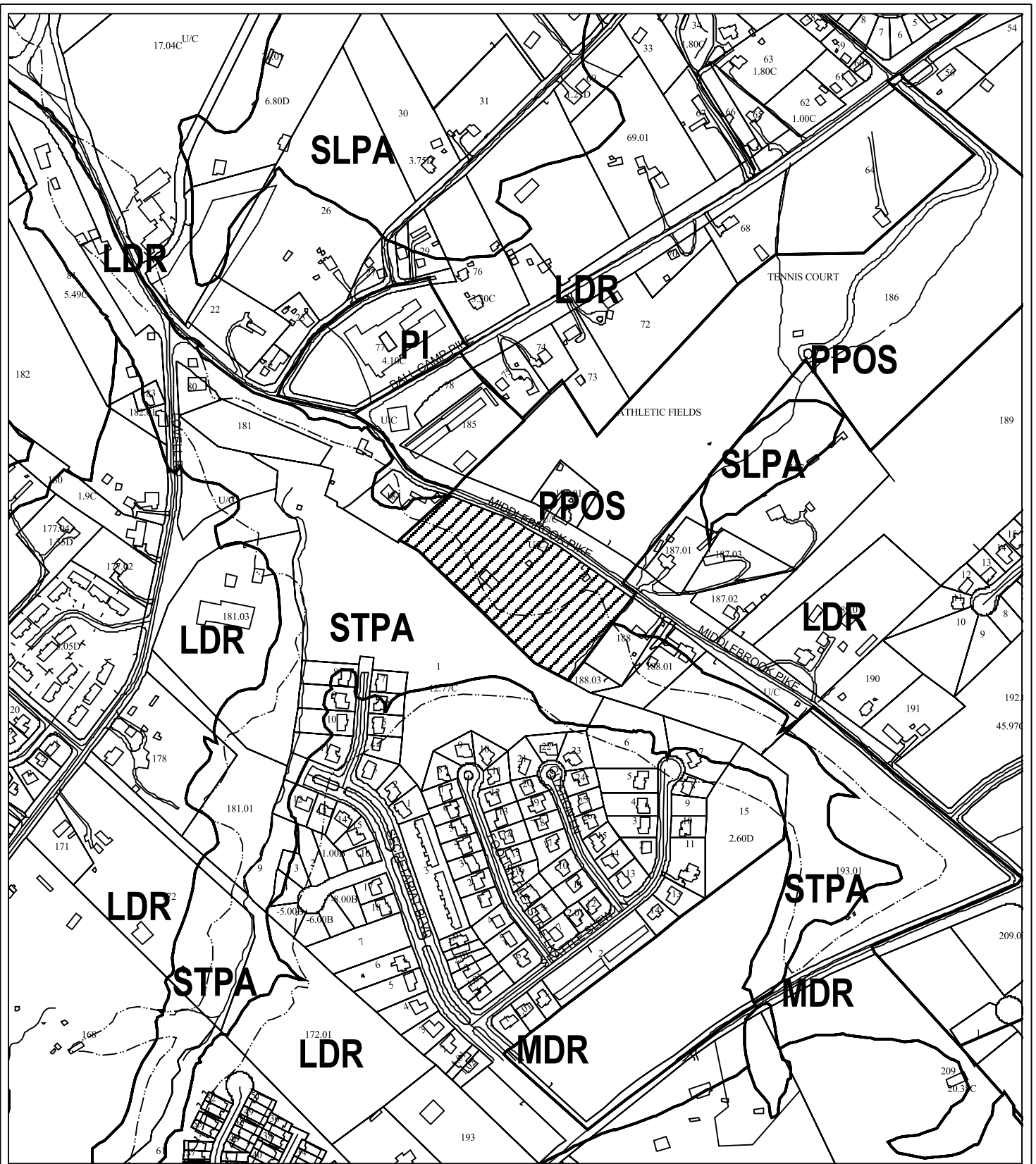
THE EFFECTS OF THE PROPOSAL

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 major arterial street that should have the capacity to handle additional trips that would be generated by new commercial development of this site, especially after the current construction is completed.
3. The recommended CA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties. The property is seperated from residential development by a floodplain and heavy vegetation to the south and east.
4. Portions of the site may not be developable because of the floodplain on the site. The applicant will be expected to meet all Knox County Engineering floodplain and other applicable requirements during development of the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. With the recommended amendment to C (Commercial), the requested CA zoning is consistent with the Northwest County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for commercial in the immediate area, especially to the southeast of this site and to the northeast, across Middlebrook Pike.

If approved, this item will be forwarded to Knox County Commission for action on 4/24/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



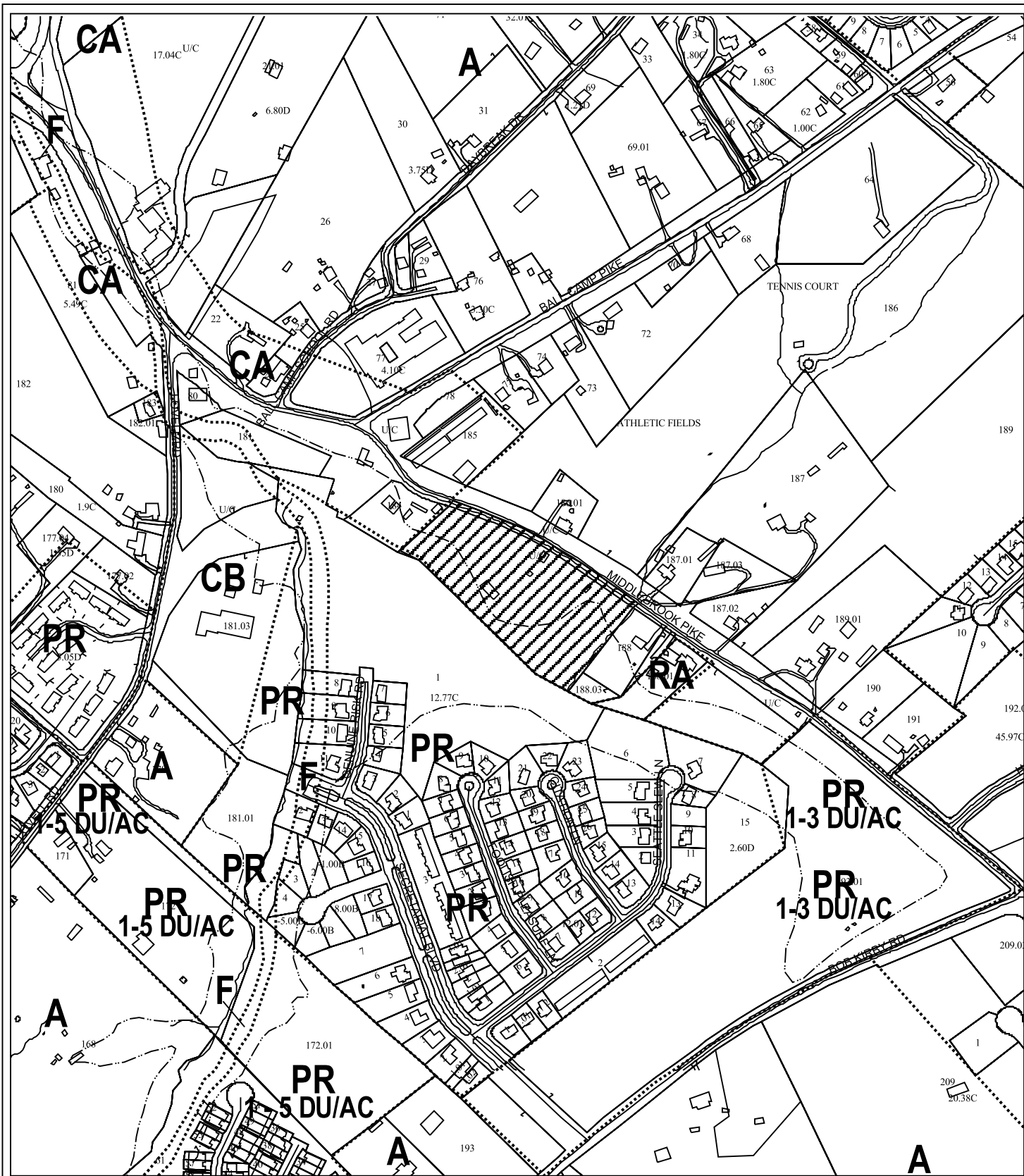
**3-A-06-SP/3-F-06-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Victor Jernigan
Map No: 104
Jurisdiction: County

 From: PP/OS (Public Parks & Open Space)
To: C (Commercial)

Original Print Date: 02/27/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**3-F-06-RZ
REZONING**

Petitioner: Victor Jernigan

Map No: 104

Jurisdiction: County



From: A (Agricultural)
To: CA (General Business)

Original Print Date: 02/24/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902