

▶ **FILE #:** 5-D-07-RZ

**AGENDA ITEM #:** 73

**AGENDA DATE:** 5/10/2007

▶ **APPLICANT:** **MACKEY BROWNLEE**  
 OWNER(S): BROWNLEE JOSEPH G SR & AILEEN  
 BROWNLEE-TILLMAN LLC  
 LOWE TED H

TAX ID NUMBER: 93 O A PARTS OF 015,016&01701 MAP ON FILE AT MPC

JURISDICTION: City Council District 2

▶ **LOCATION:** **Southeast side S. Middlebrook Pike, southwest of Knott Rd.**

▶ **APPX. SIZE OF TRACT:** **1.74 acres**

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is through parcels to the north to S. Middlebrook Pike, a two lane major arterial street which is one-way in this section to the east, within 60' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** **R-1 (Low Density Residential)**

▶ **ZONING REQUESTED:** **C-6 (General Commercial Park), O-3 (Office Park) and I-2 (Restricted Manufacturing & Warehousing)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Any use permitted by zoning**

EXTENSION OF ZONE: Yes, extensions of all three zones

HISTORY OF ZONING: The current C-6 zoning on parcel 15 was established in 1999 and the O-3 zoning was established in 1988.

SURROUNDING LAND USE AND ZONING: North: Retail, office/warehouses / C-6 (General Commercial Park), O-3 (Office Park) and I-3 (General Industrial)

South: Dwellings and vacant land / R-1 (Low Density Residential)

East: Retail warehouse / I-2 (Restricted Manufacturing & Warehousing) and I-3 (General Industrial)

West: Retail warehouse and vacant land / I-2 (Restricted Manufacturing & Warehousing) and R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The properties fronting on S. Middlebrook Pike in this area are developed with commercial, light and heavy industrial uses. To the south of this site, at a higher elevation, is an established residential neighborhood, zoned R-1.

**STAFF RECOMMENDATION:**

▶ **APPROVE C-6 (General Commercial Park), O-3 (Office Park) and I-2 (Restricted Manufacturing & Warehousing) zoning, as requested.**

The three requested zones are extensions of existing zones on the remainder of the subject parcels and are compatible with the surrounding development.

## COMMENTS:

### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The requested zoning is compatible with the scale and intensity of the surrounding development and zoning.
2. This proposed rezoning will eliminate the split zoning that currently exists on all three of these parcels, establishing one zoning district for each parcel.
3. The proposal is consistent with the One Year Plan proposals for these sites.

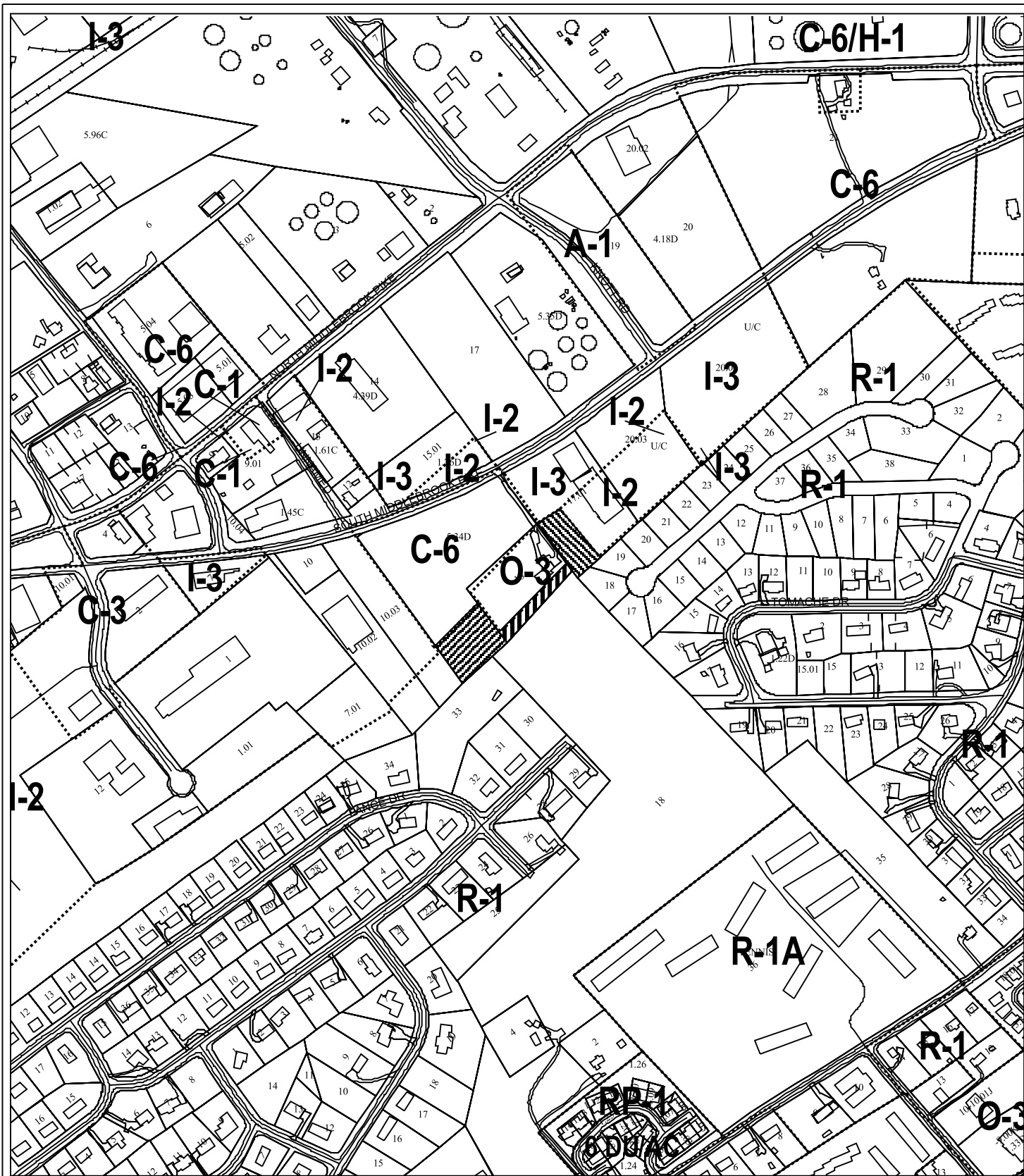
### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. There will be no impact on schools. The impact to streets will depend upon what type of development is proposed, if any. S. Middlebrook Pike is a major arterial street capable of handling any additional trips that this rezoning may generate.
3. The recommended zones are compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes light industrial and office uses for the site, consistent with this proposal.
2. The Northwest City Sector Plan proposes slope protection for the site, because of the steep incline leading from these sites on Middlebrook Pike south to the residential subdivisions at the higher elevations.
3. This request should not generate additional requests in this area in the future, as most properties are already zoned either commercial or industrial.

If approved, this item will be forwarded to Knoxville City Council for action on 6/5/2007 and 6/19/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**5-D-07-RZ  
REZONING**



- From: R-1 (Low Density Residential)  
To: C-6 (General Commercial Park)
- From: R-1 (Low Density Residential)  
To: I-2 (Restricted Manufacturing & Warehousing)
- From: R-1 (Low Density Residential)  
To: O-3 (Office Park)

Original Print Date: 04/25/07    Revised: 04/30/07  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Mackey Brownlee

Map No: 93

Jurisdiction: City

