

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

▶ **FILE #:** 11-F-15-RZ  
 11-B-15-SP

**AGENDA ITEM #:** 34  
**AGENDA DATE:** 11/12/2015

▶ **APPLICANT:** KNOX COUNTY  
 OWNER(S): Knox County Mayor Tim Burchett

TAX ID NUMBER: 104 PT. OF 186 & 18601 MAP ON FILE AT MPC [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 9715 Middlebrook Pike

▶ **LOCATION:** Northeast side Middlebrook Pike, southeast of Ball Camp Pike

▶ **TRACT INFORMATION:** 7.45 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Middlebrook Pike, a major arterial street with 4 lanes and center median within 100' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** PPOS (Parks and Public Open Space) / A (Agricultural)

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

▶ **EXISTING LAND USE:** Public park (soccer fields)

▶ **PROPOSED USE:** 46,000 square feet grocery store

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of C plan designation from the southwest

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
 North: Nicholas Ball Park / PPOS / A (Agricultural)  
 South: Middlebrook Pike, vacant land / C / CA (General Business)  
 East: Houses / LDR / A (Agricultural)  
 West: Weigel's and houses / C, LDR / CA (General Business) and A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is just east of the intersection of Ball Camp Pike and Middlebrook Pike, which is developed with commercial uses and an elementary school, under CA or A zoning. To the north and east are residential uses and Nicholas Ball Park (Knox County), zoned A.

**STAFF RECOMMENDATION:**

- ▶ **WITHDRAW the sector plan amendment consideration, at the request of the applicant.**
  
- ▶ **WITHDRAW the rezoning consideration, at the request of the applicant.**

The applicant submitted a request for withdrawal on November 5, 2015.

**COMMENTS:**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/21/2015. 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.