



**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:

▶ **TABLE the sector plan amendment consideration, at the request of the applicant.**

▶ **TABLE the rezoning consideration, at the request of the applicant.**

The applicant submitted a request for tabling on November 3, 2015.

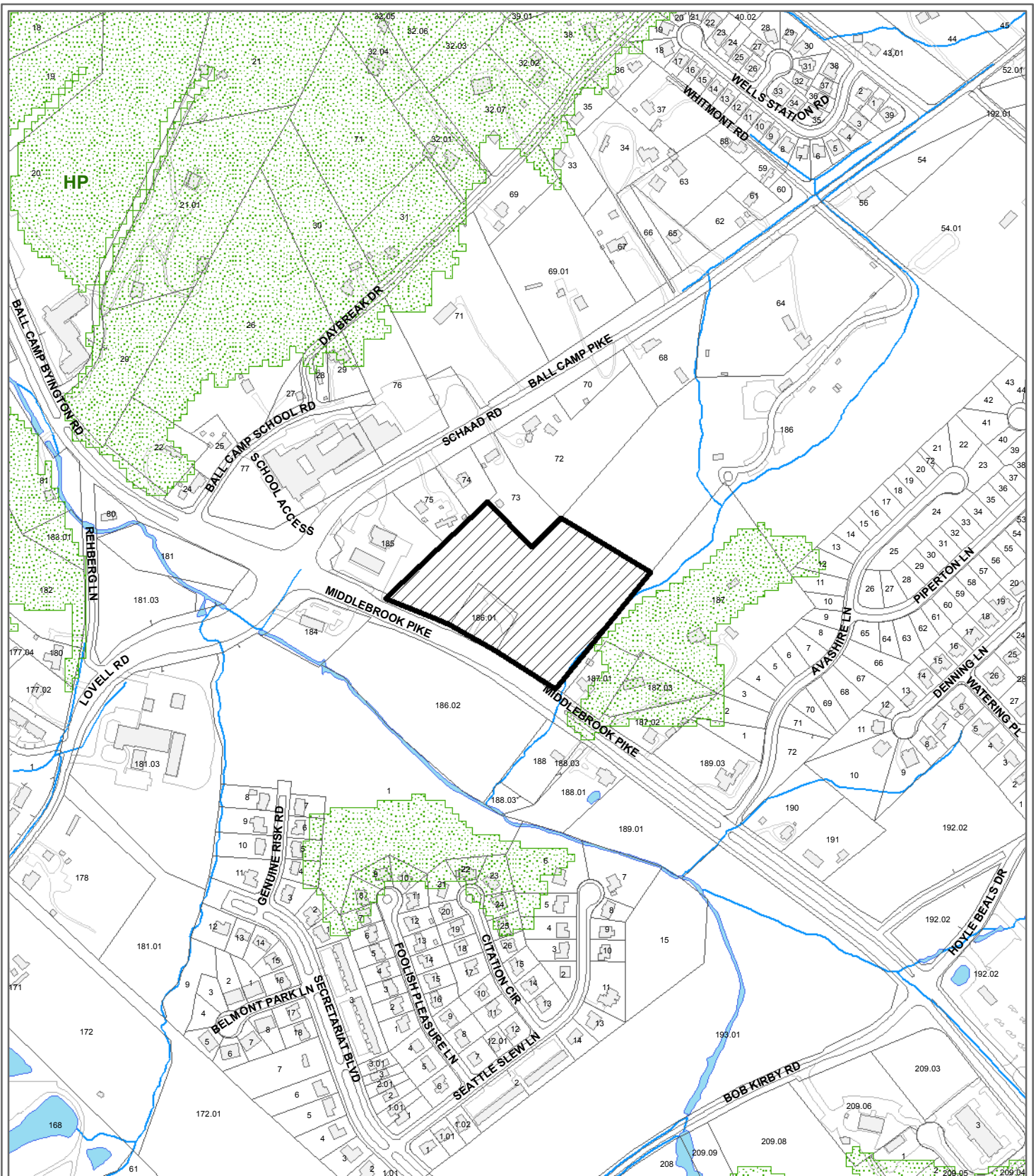
COMMENTS:

A separate application has been filed by Gusto Development for consideration of an adjacent 1.36 acres to the northwest. With this requested and recommended tabling, the entire 8.8 acres proposed for a commercial sector plan designation and CA zoning may be considered together on a later date. It is staff's understanding that the applicants intend to hold a public meeting in the subject area to discuss the requests with area residents sometime between now and the time these items are requested to be untabled. A written request to untable will be required before these items may be placed back on MPC's agenda. The items may be placed on the following month's agenda after action is taken to untable the requests.

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.



**11-B-15-SP / 11-F-15-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: PPOS (Parks and Public Open Space)
To: C (Commercial)

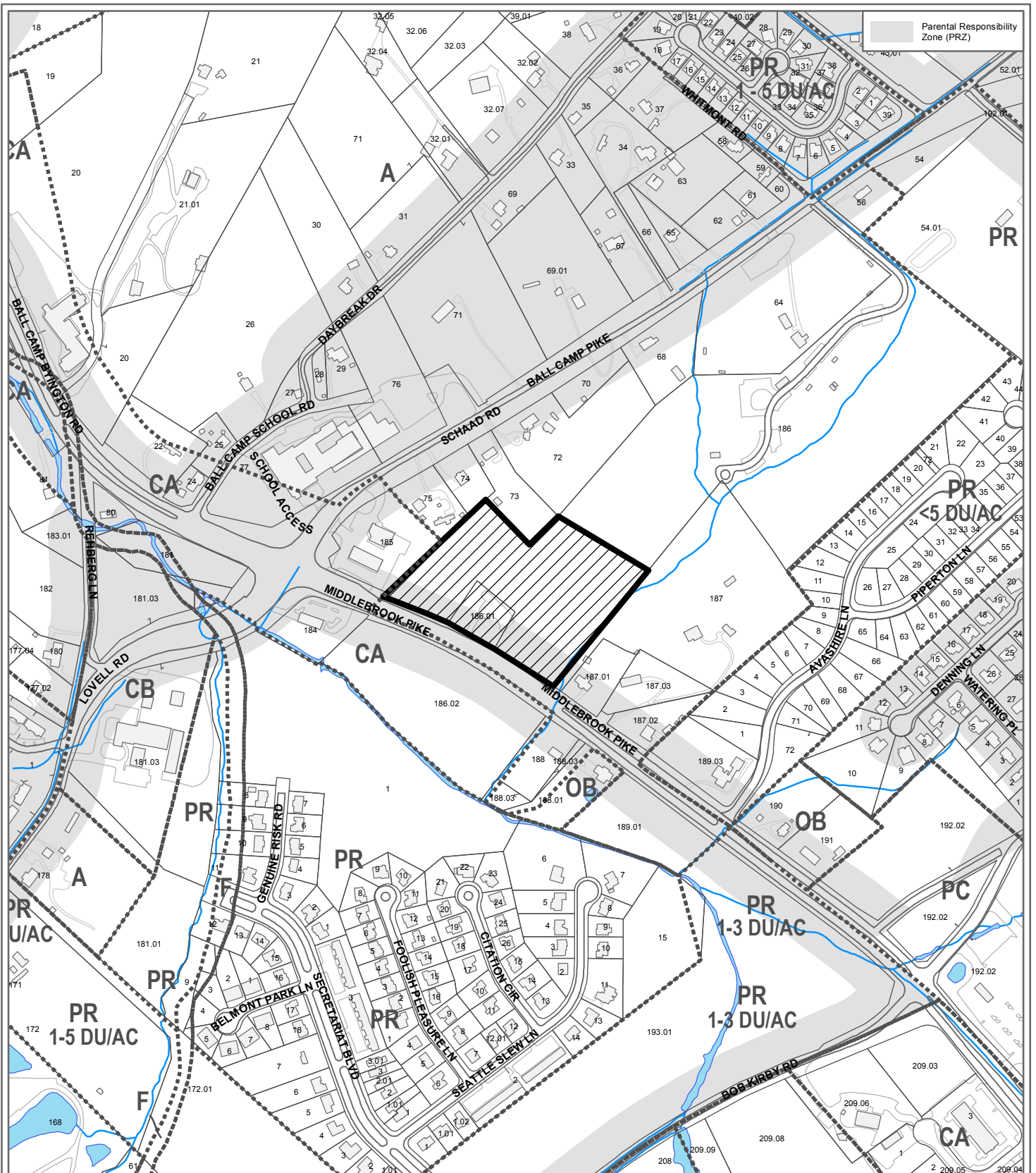


Original Print Date: 10/27/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Knox County

Map No: 104
Jurisdiction: County





**11-F-15-RZ
REZONING**

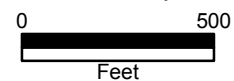


From: A (Agricultural)
To: CA (General Business)

Original Print Date: 10/27/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Knox County

Map No: 104
Jurisdiction: County





Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Comment on Upcoming Case

1 message

LeAnn Hilemon <L@hilemon.com>

Wed, Oct 21, 2015 at 3:46 PM

Reply-To: l@hilemon.com

To: commission@knoxmpc.org

To Whom It May Concern:

I would like to express my concern regarding a case that is listed on the agenda for the November 12, 2015, MPC meeting. The file numbers are as follows:

11-B-15-SP

11-F-15-RZ

The address of this file number is 9715 Middlebrook Pike. It is my understanding that Nicholas Ball Park is located at this address. I do not fully know what is being proposed for this site. However, I wanted to express my concern as a Knox County resident who resides in a nearby neighborhood that our family of four would be extremely opposed to anything that would remove or reduce Nicholas Ball Park.

Our family has lived in the Trails End subdivision and now lives in the Atlee Fields subdivision. Both of these neighborhoods are close to Nicholas Ball Park (within walking distance). We have used this park for over 17 years and have used the facilities there in many ways. In addition to tennis and basketball courts, the baseball/softball fields are really great to have. There is a fabulous walking area that encircles a soccer field. The playground was used by our kids until they outgrew it. We have reserved and used the pavilion for many events.

From the research I have done, it appears that the portion of Nicholas Ball Park that will be removed/alterd is the parking area that borders Middlebrook Pike and the soccer field that has a walking track around it. Those areas are important (as well as the rest of the park). Many groups use the soccer field. The walking track is flat and measurable – ideal for moms with strollers or young children. What a loss it would be for this part of the park to no longer be available for current and future residents!

Please do not make any decisions that would reduce the usefulness of this lovely park. Families in this area of Knox County need this safe place to go enjoy time with others and the terrific outdoors that we are fortunate to have in this part of the world.

By the way, our family is certainly not against growth and businesses being built in the area. However, we are not in favor of any business that removes or reduces the footprint of an existing park. We are available for questions.

Thank you,

LeAnn Hilemon (representing the Hilemon family of four)

L@Hilemon.com

9566 Hickory Knoll Lane

Knoxville, TN 37931

[\(865\) 531-1286](tel:(865)531-1286)

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This message was directed to commission@knoxmpc.org

**SEE FILE 10-Q-15-RZ-
10-F-15-SP, GUSTO
DEVELOPMENT, LLC,
FOR ADDITIONAL
OPPOSITION OR
COMMENTS.**