

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 5-SE-17-C

AGENDA ITEM #: 19

AGENDA DATE: 5/11/2017

▶ **SUBDIVISION:** HISTORIC MIDDLEBROOK

▶ **APPLICANT/DEVELOPER:** HISTORIC MIDDLEBROOK

OWNER(S): Historic Middlebrook Preservation Trust

TAX IDENTIFICATION: 93 K B 002

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 4001 Middlebrook Pike

▶ **LOCATION:** East side of Ed Shouse Dr, north side of Middlebrook Pike, west side of I-640/I-75

SECTOR PLAN: Northwest City

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

WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 58.42 acres

▶ **ZONING:** C-6 (General Commercial Park) & A-1 (General Agricultural)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Business park

SURROUNDING LAND USE AND ZONING: This property is located in the industrial and manufacturing area along Middlebrook Pike in the C-6 and I-3 zones. The property is part of the historic Middlebrook property. The historic house (circa 1845) and old barn structures are located in the A-1 zoned property to the south.

▶ **NUMBER OF LOTS:** 5

SURVEYOR/ENGINEER: Cannon & Cannon, Inc.

ACCESSIBILITY: Access is via Ed Shouse Dr., a major arterial with central median within 250' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **WITHDRAW the Concept Plan as requested by the applicant.**

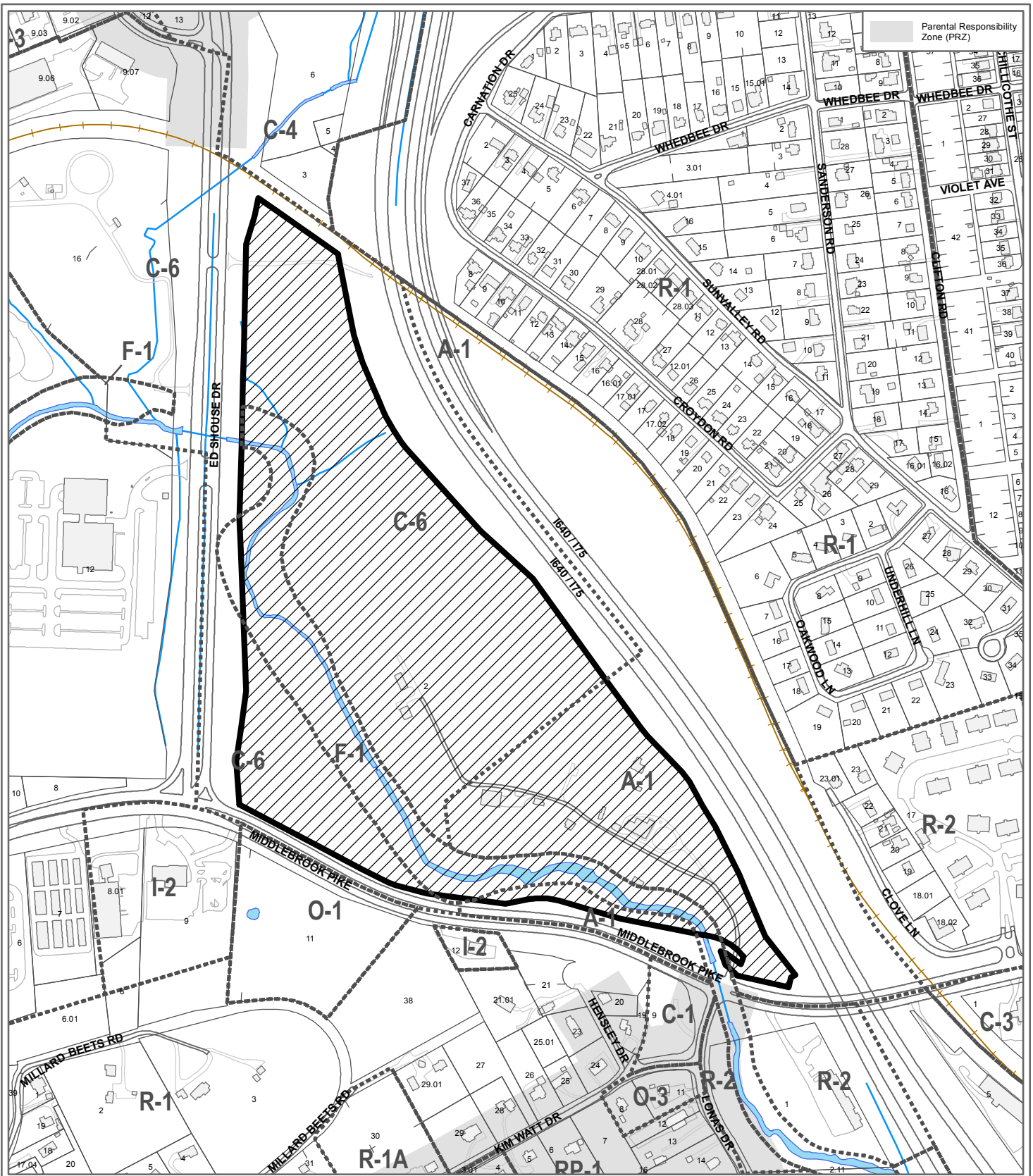
COMMENTS:

The applicant is requesting approval of a 4-lot business park on approximately 25 acres.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**5-SE-17-C
CONCEPT PLAN**

Subdivision: Historic Middlebrook



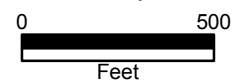
Approval of Concept Plan

Map No: 93

Jurisdiction: City

Original Print Date: 4/18/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



5-SE-17-C-WD-5-11-17



Sherry Michienzi <sherry.michienzi@knoxmpc.org>



Fwd: Historic Middlebrook Request to Withdraw

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Tue, Apr 11, 2017 at 7:44 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Tom Brechko <tom.brechko@knoxmpc.org>

----- Forwarded message -----

From: Shane Glarrow <sglarrow@cannon-cannon.com>
Date: Mon, Apr 10, 2017 at 5:39 PM
Subject: Historic Middlebrook Request to Withdraw
To: Mike Reynolds (mike.reynolds@knoxmpc.org) <mike.reynolds@knoxmpc.org>
Cc: Jason Hunt <jhunt@cannon-cannon.com>

Mike,

Thank you for your help on the phone earlier today. Attached is the MPC Withdraw Application for Historic Middlebrook (MPC File Number 5-SE-17-C). We are officially withdrawing from the MPC meeting scheduled on May 11, 2017.

Please let me know if you need anything else from us.

Thanks again,

shane glarrow, e.i.
[Cannon & Cannon inc]
TEL 865.670.8555
FAX 865.670.8866
EMAIL sglarrow@cannon-cannon.com<<mailto:sglarrow@cannon-cannon.com>>

Cannon & Cannon, Inc.
8550 Kingston Pike
Knoxville, Tennessee 37919
www.cannon-cannon.com<<http://www.cannon-cannon.com>>

[enhancing community life by design]
[linkedin]<https://www.linkedin.com/company/cannon-&-cannon-inc.?trk=top_nav_home> [facebook]
<<https://twitter.com/CannonCannonInc>> [twitter] <<https://www.facebook.com/pages/Cannon-Cannon-Inc/1430401597214511>>

Michael Reynolds, AICP Knoxville-Knox County Metropolitan Planning Commission www.knoxmpc.org Sent from my iPhone

7 attachments

 CANNON & CANNON INC image001.png 36K

enhancing community life by design image002.png 18K

 image003.png 2K

 image004.png 2K

SUBDIVISION - CONCEPT

Name of Applicant: Historic Middlebrook
 Date Filed: March 27, 2017 Meeting Date: May 11, 2017
 Application Accepted by: Mike Reynolds
 Fee Amount: \$500 File Number: Subdivision - Concept 5-56-17-C
 Fee Amount: _____ Related File Number: Development Plan _____

PROPERTY INFORMATION

Subdivision Name: Historic Middlebrook
 Unit/Phase Number: -
 General Location: 4001 Middlebrook Pike
Knoxville, TN 37921
 Tract Size: 58.42± AC. No. of Lots: 5
 Zoning District: C-6, A-1, F-1
 Existing Land Use: Residential / Undeveloped
 Planning Sector: Northwest City
 Growth Policy Plan Designation: -
 Census Tract: 38.02
 Traffic Zone: 155
 Parcel ID Number(s): 093KB002
 Jurisdiction: City Council 6 District
 County Commission 1 District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
 Sewer Knoxville Utilities Board (KUB)
 Water Knoxville Utilities Board (KUB)
 Electricity Knoxville Utilities Board (KUB)
 Gas Knoxville Utilities Board (KUB)
 Telephone _____

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:
 Development Plans in Planned District or Zone
 Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Historic Middlebrook Preservation Trust
 Company: Historic Middlebrook Preservation Trust
 Address: 4001 Middlebrook Pike
 City: Knoxville State: TN Zip: 37921
 Telephone: _____
 Fax: _____
 E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Shane Glarrow / Jason Hunt
 Company: Cannon & Cannon, Inc.
 Address: 8550 Kingston Pike
 City: Knoxville State: TN Zip: 37919
 Telephone: (865) 670-8555
 Fax: (865) 670-8866
 E-mail: sglarrow@cannon-cannon.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: Shane Glarrow
 Company: Cannon & Cannon, Inc.
 Address: 8550 Kingston Pike
 City: Knoxville State: TN Zip: 37919
 Telephone: (865) 670-8555
 Fax: (865) 670-8866
 E-mail: sglarrow@cannon-cannon.com

VARIANCES REQUESTED

- 1. _____
Justify variance by indicating hardship: _____

- 2. _____
Justify variance by indicating hardship: _____

- 3. _____
Justify variance by indicating hardship: _____

- 4. _____
Justify variance by indicating hardship: _____

- 5. _____
Justify variance by indicating hardship: _____

- 6. _____
Justify variance by indicating hardship: _____

- 7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: JAMES H. NIXON II

Address: 255 N. PETERS ROAD

City: KNOXVILLE State: TN. Zip: 37923

Telephone: 865-310-2533

Signature: James H. Nixon II

Fax: -

Date: MARCH 27, 2017

E-mail: JIMNIXON@5881000.COM