

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



**File Number:** 9-A-24-DP                      **Related File Number:**  
**Application Filed:** 7/16/2024              **Date of Revision:**  
**Applicant:** BARNES CAPITAL MANAGEMENT, LLC

## PROPERTY INFORMATION

**General Location:** North side of Old Middlebrook Pike, south side of Middlebrook Pike, west of N Gallaher View Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 105 L B 047                      **Jurisdiction:** County  
**Size of Tract:** 2.1 acres  
**Accessibility:** Access is via Old Middlebrooke Pike, a local street with a pavement width of 22 ft within a right-of-way of 55 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** 18-unit townhouse development                      **Density:** 8.5  
**Planning Sector:** Northwest County              **Plan Designation:** BP (Business Park)  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** The neighborhood is comprised of single family and multifamily residential housing. There is a convenience store next door to the east at the intersection of of Middlebrook Pike, Old Middlebrook Pike and N Gallaher View Road.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 8441 Old MIDDLEBROOK PIKE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (k) (Planned Residential) with conditions, up to 9 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** This property was rezoned in April 2024 to PR up to 9 du/ac, subject to 2 conditions, installing a Type B landscape screen and sidewalks along Old Middlebrooke Pike.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**



elevations provided show the units will be 2 stories.

D. The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft. The applicant is requesting a 15-ft peripheral boundary along the northern boundary line adjacent to a vacant lot shared lot line with the A-zoned property to the north.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

Business Park Place Type

A. Residential is a secondary use, and a range of housing may be considered, which includes a townhome development.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This development is consistent with Implementation Policy 2, to ensure that development is sensitive to existing community character. - The 2-story buildings are consistent with the single family and townhomes in the area, and Type B and C landscape screens have been provided along the frontage as well as adjacent to residential properties.

B. The development also meets Policy 4.2's goal of requiring pedestrian connections between properties. A sidewalk will be required along the frontage of Old Middlebrook Pike, which connects with Wiegel's convenience store next door and to N Gallaher View Rd, where a public bus stop is less than 0.25 miles away to the east.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This proposal is in keeping with these purposes.

**Action:** Approved with Conditions **Meeting Date:** 9/12/2024

**Details of Action:**

**Summary of Action:** APPROVE the development plan for a townhome development with 18 units and a 15-ft peripheral boundary reduction along the northern property line as shown on the plan, subject to 8 conditions.

**Date of Approval:** 9/12/2024 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville-Knox County Planning Commission

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**