CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-A-13-PA Related File Number: 1-A-13-RZ

Application Filed: 11/21/2012 Date of Revision:

Applicant: THE KROGER COMPANY



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast side E. Emory Rd., southwest of I-75

Other Parcel Info.:

Tax ID Number: 57 PORTION OF 007 OTHER: MAP ON FILE AT MPC Jurisdiction: City

Size of Tract: 18.75 acres

Accessibility: Access is via E. Emory Rd., a major arterial street with 4 lanes, a center turn lane and 55 feet of

pavement width, within 75 feet of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Undeveloped / old airport

Surrounding Land Use:

Proposed Use: Shopping center with grocery store, shops, fuel center and outparcels Density:

Sector Plan: North County Sector Plan Designation: MU-SD (MU-NC04)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is the former location of the Powell airport, a private landing strip for airplanes. I-75 runs

along the east side of the site and E. Emory Rd is along the north side. The interstate interchange is

developed with a variety of commercial uses, under various zones.

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

Street: 212 E Emory Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park), C-3 (General Commercial), A-1 (General Agricultural) & F-1 (Floodway)

Former Zoning:

Requested Zoning: PC-1 (Retail and Office Park) & F-1 (Floodway) (revised)

Previous Requests: None noted

Extension of Zone: Yes, extension of PC-1 from the northwest

History of Zoning: The conditional GC one year plan designation and PC-1 zoning were approved on portions of the

property in 2006. The condition limits zoning to PC-1 or SC-1. C-3 zoning had been requested by the

applicant.

PLAN INFORMATION (where applicable)

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Current Plan Category: GC (General Commercial) (K) & F (Floodway)

Requested Plan Category: GC (General Commercial) (K) & F (Floodway) (revised)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation,

subject to 1 condition:

Staff Recomm. (Full): 1. Zoning is limited to SC-1 and PC-1.

Approval of the conditioned GC plan designation and removal of the current F (Floodway) designation are appropriate for this site. The proposed development site is located outside of the current FEMA

designated floodway.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet

any one of these.)

A. AN ERROR IN THE PLAN - The One Year Plan already designates portions of this site for general commercial and floodway uses, consistent with the current PC-1 zoning in place and with old FEMA floodplain maps. Current FEMA maps reflect that the entire development site is located outside of the

floodway, so the proposed One Year Plan changes are appropriate.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - Some recent improvements have been made to E. Emory Rd. in the vicinity of this site. The FEMA floodplain maps have changed since the Floodway area was originally mapped. Over the years, commercial development has increased in the vicinity of the Emory

Rd./I-75 interchange.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The changes to the floodplain,

based on a 2010 study, are not reflected by the current Floodway designation of the plan.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - The updated FEMA floodplain maps reflect that the current floodway designated area may be reduced at this location. The sector plan proposes mixed uses, including commercial, in the area outside of the

floodplain.

Action: Approved Meeting Date: 1/10/2013

Details of Action: 1. Zoning is limited to SC-1 and PC-1.

Summary of Action: GC (General Commercial) (K) subject to 1 condition

Date of Approval: 1/10/2013 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/19/2013 Date of Legislative Action, Second Reading: 3/5/2013

Ordinance Number: Other Ordinance Number References:

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Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

pp 2/5/2013

Date of Legislative Appeal: Effective Date of Ordinance:

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