

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
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

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

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)

Disposition of Case: Approved

If "Other":

Amendments:

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Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: