CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 1-Z-05-RZ Related File Number:

Application Filed: 12/21/2004 Date of Revision:

Applicant: SCOTT & ELISHA HALL

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Northwest side E. Emory Rd., northeast of Tazewell Pike

Other Parcel Info.:

Tax ID Number: 21 100 Jurisdiction: County

Size of Tract: 6.07 acres

Accessibility: Access is via E. Emory Rd., a minor arterial street with 20' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Any use permitted by CA zone Density:

Sector Plan: Northeast County Sector Plan Designation: Mixed Use (O, MDR, C)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with residential uses under A and PR zoning with commercial uses, under CA

zoning, located at and to the south of the intersection of E. Emory Rd. and Tazewell Pike.

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

Street: 7541 E Emory Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: There have been three rezonings to CA in this area in recent months.

Extension of Zone: Yes, extension of CA from the south and west.

History of Zoning: MPC approved CA zoning on parcels 101-103, 105 and 105.01 in recent months after approving a

sector plan amendment to mixed uses for this area, including the subject property, on August 12, 2004

(6-E-04-SP).

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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.): APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA is a logical extension of zoning from the west and will extend the commercial node at the major

intersection to the west, consistent with the sector plan proposal for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning

pattern.

2. CA is a logical extension of zoning from the west.

3. In August, MPC approved a sector plan amendment for this area to allow consideration of mixed uses for this property. Knox County Commission approved MPC's sector plan amendment

recommendation on October 25. Since the property is adjacent to commercial zoning, this rezoning proposal is reasonable. MPC approved CA zoning on parcels 101-103, 105 and 105.01 at the

December 9, 2004 meeting (10-B-04-RZ and 12-B-04-RZ).

4. The subject property is the last parcel on the north side of E. Emory Rd., going west, designated for mixed uses, so the CA zoning should not be extended any further east. This proposal will allow the subject property to be combined with other CA zoned properties in the area to provide a larger

development site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.

2. The proposal will have no impact on schools. The impact on the street system will depend on the type of development that is proposed for the property.

3. The impact to adjacent residential properties will be minimal, because the property fronts on and has access only to E. Emory Rd., and does not face any established residential uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes mixed uses, limited to O, MDR and GC, for the site, consistent with this rezoning proposal.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

3. This request may generate similar requests for commercial or other zones to the south or west in the future, consistent with the sector plan designation. But non-residential zoning should not be allowed to

extend further to the east on the north side of E. Emory Rd.

MPC Action: Denied MPC Meeting Date: 1/13/2005

Details of MPC action: DENY CA (General Business) zoning.

Summary of MPC action: DENY CA (General Business)

Date of MPC Approval: Date of Denial: 1/13/2005 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?: 1/18/2005

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

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Date of Legislative Action: 2/28/2005 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Appeal. CA General Business Approved

Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

CA General Business approved

Date of Legislative Appeal: Effective Date of Ordinance:

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