

# CASE SUMMARY

## APPLICATION TYPE: REZONING

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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 1-Z-05-RZ                      **Related File Number:**  
**Application Filed:** 12/21/2004              **Date of Revision:**  
**Applicant:** SCOTT & ELISHA HALL  
**Owner:**

### 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:**



**Date of Legislative Action:** 2/28/2005

**Ordinance Number:**

**Disposition of Case:** Approved Appeal. CA General  
Business Approved

**If "Other":**

**Amendments:**

CA General Business approved

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**