

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-D-06-PA **Related File Number:** 10-J-06-RZ
Application Filed: 9/8/2006 **Date of Revision:**
Applicant: LAND DEVELOPMENT SOLUTIONS
Owner:

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
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PROPERTY INFORMATION

General Location: South side E. Emory Rd., northeast side Central Avenue Pike
Other Parcel Info.: One Year Plan amendment is for all parcels. Rezoning is for only part of parcel 7 between airport runway and E. Emory ROW.
Tax ID Number: 57 006, 007, 013 FOR OYP **OTHER: PART OF PARCEL** **Jurisdiction:** City
Size of Tract: 10.7 acres
Accessibility: Access is via E. Emory Rd., a four lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Private airport
Surrounding Land Use:
Proposed Use: Retail commercial **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within the I-75/Emory Rd interchange that has developed with auto oriented business services under CA and C-3 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: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests:
Extension of Zone: Yes
History of Zoning: The property was zoned C-3 and A-1 following annexation in 2000. (11-T-00-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: OS (Open Space) and F (Floodway)
Requested Plan Category: GC (General Commercial) and F (Floodway)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE GC (General Commercial) limited to PC-1 or SC-1 zones, and F (Floodway) designations

Staff Recomm. (Full):

The development of general commercial uses within PC-1 or SC-1 zones and outside the flood prone areas of the site would be consistent with other commercial development noted in the area and require MPC approval of any development proposal to ensure that all the commercial development of this property is adequately and safely accessed to W. Emory Rd. and Central Avenue Pike.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended PC-1 zoning as well as the requested C-3 zone are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The proposed PC-1 or the requested C-3 zone are extensions of the commercial zoning pattern from the southwest and an extension of commercial uses on the sector plan from the northwest.
3. There is a large CA-zoned area directly across from this site, on the northwest side of E. Emory Rd.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. E. Emory Rd is a major arterial street that should have capacity to handle additional trips that would be generated by new commercial development of this site.
3. The recommended PC-1 zoning is compatible with surrounding commercial development and zoning, will ensure the opportunity for requiring adequate accessibility to all the site and will have a minimal impact on adjacent properties. The PC-1 zone will also require that this site, which has a prominent location at the I-75/W. Emory RD. interchange, be master planned to ensure proper development of the site in terms of access, building layout and drainage.
4. Care will need to be taken in the development of this property so as not to negatively impact the floodway of Beaver Creek. Any development will have to comply with the requirements of the Knoxville City Department of Engineering.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes Commercial and Public Institutional uses and Stream Protection for this site and notes that if this site is redeveloped it should be done in a manner that protects the environmental constraints of the site. The proposed PC-1 or requested C-3 zoning is an extension of the commercial designation on the southwest and northeast portions of the site.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for commercial in the immediate area. Staff would anticipate that commercial zoning may occur on both sides of Central Avenue Pike and E. Emory Rd. south to Beaver Creek. Staff would be unlikely to support commercial requests south of Beaver Creek on Central Avenue Pike in this area.

MPC Action:

Approved

MPC Meeting Date: 10/12/2006

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

10/12/2006

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: 11/7/2006

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 11/21/2006

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: