

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 10-F-19-RZ                      **Related File Number:**  
**Application Filed:** 8/20/2019              **Date of Revision:**  
**Applicant:** CALTON DEVELOPMENT, LLC

## PROPERTY INFORMATION

**General Location:** North side of E. Emory Road, south of Bishop Road  
**Other Parcel Info.:** This request includes 715 E. Emory Rd. (047 077) & 719 E. Emory Rd. (047 07701)  
**Tax ID Number:** 47 076, 077 & 07701                      **Jurisdiction:** County  
**Size of Tract:** 6 acres  
**Accessibility:** Access is via E. Emory Road, a 4-lane median separated major arterial, with a pavement width of 68 feet within a right-of-way width of 100 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** SFR (Single Family Residential) & RR (Rural Residential)  
**Surrounding Land Use:**  
**Proposed Use:** Commercial development                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** GC (General Commercial) / SP (Stream Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is primarily a mix of commercial and office uses extending along E Emory Road from the I-75 interchange.

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

**Street:** 723 E. Emory Road  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** N/A  
**Extension of Zone:** Yes, CA zoning is adjacent to the west, and PC zoning is adjacent to the east.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **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.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve PC (Planned Commercial) zoning (Applicant requested CA).

Staff Recomm. (Full):

Staff recommends PC zoning for this site. The PC zone will provide staff and the Planning Commission with an opportunity to review a development plan for this location and address connectivity, access and riparian issues during the use-on-review process (see Exhibit A map).

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The area is largely a mix of commercial and office uses along this section of E Emory Road.
2. This site is one of the few under-developed properties in this stretch of the corridor.
3. Planned Commercial (PC) zoning will ensure that the development of additional commercial activities at this location will address existing and forecasted conditions at this location.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PC zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers.
2. A development plan for the planned commercial complex shall be submitted to the planning commission for approval as a use permitted on review.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The PC zoning will allow for review of a development plan to ensure that issues may be addressed via the use-on-review process.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This PC rezoning is consistent with the existing GC sector plan designation for this property.
2. This area is within the Planned Growth Area of the Growth Policy Plan.
3. This rezoning is consistent with all other adopted plans.

Action:

Approved

Meeting Date: 10/10/2019

Details of Action:

Summary of Action:

Approve PC (Planned Commercial) zoning (Applicant requested CA).

Date of Approval:

10/10/2019

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

**Date of Legislative Action:** 11/18/2019

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**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:**