

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

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www.knoxmpc.org

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

PROPERTY INFORMATION

General Location: South side E. Emory Rd., northeast side Central Avenue Pike
Other Parcel Info.: Portion of parcel 7 between airport runway and E. Emory Rd. zoned A.
Tax ID Number: 57 006, 007, 013 FOR OYP **OTHER: PART OF PARCEL** **Jurisdiction:** City
Size of Tract: 10.7 acres
Accessibility:

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:

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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PC-1 (Retail and Office Park) (Applicant requested C-3 (General Commercial) zoning)

Staff Recomm. (Full): C-3 is already found on portions of this site along with CA zoning on adjoining and nearby properties fronting on E. Emory Rd. This rezoning is consistent with the commercial development trend underway around this interstate interchange. PC-1 zoning would be more appropriate at this location given the need for adequate and safe access to and from E. Emory Rd. and the site's prominent location at an interstate interchange.

Comments:

MPC Action: Approved as Modified

MPC Meeting Date: 10/12/2006

Details of MPC action:

Summary of MPC action: PC-1 (Retail and Office Park)

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Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**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

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

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: