

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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File Number: 10-P-04-RZ **Related File Number:**
Application Filed: 9/13/2004 **Date of Revision:**
Applicant: CLARENCE E. BAYLESS, JR.
Owner:

PROPERTY INFORMATION

General Location: North side E. Emory Rd., east of Maynardville Pike
Other Parcel Info.:
Tax ID Number: 38 118, 119 **Jurisdiction:** County
Size of Tract: 5.95 acres
Accessibility: Access is via E. Emory Rd., a major arterial street with 22' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Any use permitted in the CA zone **Density:**
Sector Plan: North County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is within an area of emerging non-residential uses that includes businesses and a Knox County Branch library developed under CA zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and F (Floodway)
Former Zoning:
Requested Zoning: CA (General Business) and F (Floodway)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

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 CA (General Business) and F (Floodway) zoning

Staff Recomm. (Full): This CA rezoning request is consistent with other recent commercial zoning and development noted in the area. The sector plan proposes commercial activity for this site.

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 north, south and west. The F Floodway across the southeast portion of the site along with its associated flood fringe will provide a buffer area because of the no fill restriction in that area
- 3. Since the property is adjacent to and across from commercial zoning, this rezoning proposal is reasonable.

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 and a minimal impact on the street system.
- 3. The impact to adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes commercial and flood protection for the site.
- 2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for commercial or other zones in this area in the future, consistent with the sector plan designation.

MPC Action: Approved

MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business) and F (Floodway)

Date of MPC Approval: 10/14/2004

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: 11/15/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: