

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: 12-B-04-RZ **Related File Number:**
Application Filed: 10/15/2004 **Date of Revision:**
Applicant: LARRY D. HOWERTON, GEORGE E. ROGERS
Owner:

PROPERTY INFORMATION

General Location: North side E. Emory Rd., east of Tazewell Pike
Other Parcel Info.:
Tax ID Number: 21 101,102 **Jurisdiction:** County
Size of Tract: 3.5 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: Vacant land
Surrounding Land Use:
Proposed Use: Any use permitted by CA zoning **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** MU (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:
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: MPC approved CA on parcel to west and SP change to MU (O,MDR,C) on 8/12/04 (6-E-04-SP/6-R-04-R)
Extension of Zone: Yes, extension of CA zoning from the west.
History of Zoning: MPC approved a sector plan amendment to mixed uses for this area, including the subject property on August 12, 2004 (6-E-04-SP). Parcel 103 to the west was approved for CA zoning on the same date (6-R-04-RZ).

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA is a logical extension of zoning from the west and will extend the commercial node at the major intersection to the west, consistent with the sector plan proposal for the property.

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 west.
3. In August, MPC approved a sector plan amendment for this area to allow consideration of mixed uses for this property. Knox County Commission approved MPC's sector plan amendment recommendation on October 25. Since the property is adjacent to commercial zoning, this rezoning proposal is reasonable.
4. There is a similar request for CA zoning on two parcels (105, 105.01) to the south across E. Emory Rd., also being considered by MPC at this meeting (10-B-04-RZ).

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 Northeast Sector Plan proposes mixed uses, limited to O, MDR and GC, for the site, consistent with this rezoning proposal.
2. The site is located within the Planned Growth Area 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: 12/9/2004

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 12/9/2004

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: 1/24/2005

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: