

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH COUNTY SECTOR PLAN AMENDMENT**

**File Number:** 2-C-06-SP                      **Related File Number:** 2-J-06-RZ  
**Application Filed:** 1/9/2006                      **Date of Revision:**  
**Applicant:** JOHN G. MOORE  
**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

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## PROPERTY INFORMATION

**General Location:** North and west sides Barnett Way, north of E. Emory Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 47 08303                      **Jurisdiction:** County  
**Size of Tract:** 10.85 acres  
**Accessibility:** Access is via Barnett and Delozier Way, both Joint Permanent Easements with 26' wide pavements within 50' rights-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Abandoned parking lot  
**Surrounding Land Use:**  
**Proposed Use:** Commercial strip center                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** Heavy Industrial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within a commercial area developing around the E. Emory Rd/I-75 Interchange within C-4, C-6, CB and CA zones.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** I (Industrial)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** Portions of this site have been changed from HI to C and developed with retail uses in the last ten years.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** HI (Heavy Industrial)  
**Requested Plan Category:** C (Commercial)

## **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 C (Commercial) designation

Staff Recomm. (Full):

Commercial designation is consistent with other recent changes and development occurring in the area. The sector plan proposes HI on the site reflecting the industrial buildings and uses that occupied a larger site that has been subdivided and converted to commercial uses.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Commercial uses are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Commercial designation and CA zoning is an extension of commercial zoning from the southeast.

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 and a minimal impact on the street system.
3. The recommended CA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. CA zoning is less intense than the existing I zone which permits CA uses as well as industrial uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Approval of the North County Sector Plan amendment for commercial designation for this site will be needed to be consistent with the proposed CA zoning.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request should not lead to future plan amendment and rezoning requests for commercial in the area.

MPC Action:

Approved

MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action:

APPROVE C (Commercial)

Date of MPC Approval:

2/9/2006

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:

3/27/2006

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: