

# 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:** 2-K-03-RZ                      **Related File Number:**  
**Application Filed:** 1/13/2003              **Date of Revision:**  
**Applicant:** CHC PROPERTIES, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side E. Emory Rd., southwest side Andersonville Pike.  
**Other Parcel Info.:**  
**Tax ID Number:** 38 92.01, 93                      **Jurisdiction:** County  
**Size of Tract:** 2.7 acres  
**Accessibility:** Access is via E. Emory Rd., a major arterial street with 19' of pavement width within 80' of right of way or via Andersonville Pike, a major collector street with 19' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Church and residential  
**Surrounding Land Use:**  
**Proposed Use:** Funeral home                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with a church and a mix of commercial, office and residential uses under A, PR and SC 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)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**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:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE OB (Office, Medical & Related Services) zoning.

**Staff Recomm. (Full):** The OB zone will allow uses compatible with the scale and intensity of the surrounding land uses and zoning pattern. The North County Sector Plan proposes commercial use for this property.

**Comments:** The applicant is proposing to develop a funeral home at this location, which is already developed with a church.

### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is currently developed with a church, and is adjacent to apartments and a shopping center, all of which are equal or greater in intensity to uses permitted under OB zoning.
2. Office zoning is appropriate for establishing a transition between commercial uses to the south and residential uses to the north and east.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to the site.
2. No additional demand will be placed on schools.
3. Additional demand to the streets will be minimal as the property is located at the intersection of a collector and an arterial street.
4. Impact to adjacent properties will be minimal because most are zoned for and developed with equal or more intense uses than would be allowed by OB zoning.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes commercial use for this site, which would allow more intense zoning than this request for office zoning.
2. The property is located within the Planned Growth Area of the Knoxville / Knox County Growth Policy Plan.
3. OB zoning is an appropriate transition zoning between commercial uses to the south and residential uses to the north and east.
4. The sector plan also proposes commercial uses for the property to the east across Andersonville Pike, so the staff anticipates that more non-residential zoning may be requested in the future in this area.

**MPC Action:** Approved

**MPC Meeting Date:** 2/13/2003

**Details of MPC action:**

**Summary of MPC action:** APPROVE OB (Office, Medical & Related Services)

**Date of MPC Approval:** 2/13/2003

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** County Commission

**Date of Legislative Action:** 3/24/2003

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**