

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: 3-J-03-RZ **Related File Number:**
Application Filed: 2/10/2003 **Date of Revision:**
Applicant: DICK BALES
Owner:

PROPERTY INFORMATION

General Location: Northwest side of E. Emory Rd, northeast side of Andersonville Pike.
Other Parcel Info.:
Tax ID Number: 38 102,103,104,104.01 **Jurisdiction:** County
Size of Tract: 5.9 acres
Accessibility: Access is via E. Emory Rd., a minor arterial street with 19' of pavement width within a 80' of right-of-way, or via Andersonville Pk., a major collector street with 19' of pavement width within a 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land.
Surrounding Land Use:
Proposed Use: Retail/office **Density:**
Sector Plan: North County **Sector Plan Designation:** Commercial/Stream Protection
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with churches and a mix of commercial, office and residential uses under A, SC, and PR zoning. The property is bordered on the north by a tributary of Beaver Creek.

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

Street: 4301 E Emory Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / F (Floodway)
Former Zoning:
Requested Zoning: CA (General Business) / F (Floodway)
Previous Requests: None noted.
Extension of Zone: No
History of Zoning: Property to the southwest at the E. Emory Rd/Norris Fwy intersection was zoned SC in July 2000.

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: Bonnie Curtiss

Staff Recomm. (Abbr.): APPROVE SC (Shopping Center) / F (Floodway) zoning (applicant requests CA/F).

Staff Recomm. (Full): The SC zone will permit commercial uses as proposed by the sector plan, but within a zone that requires development approval through a site plan review process. Site plan review can address any issues related to commercial development of the site such as access, potential drainage problems along the creek, on-site circulation, signage and building layout and design. All other commercial properties within an approximate 800ft radius of the site are zoned SC (Shopping Center) or PC (Planned Commercial).

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The site is part of the developing commercial node in the Halls Crossroads area around the E. Emory Rd./Norris Fwy./Maynardville Hwy. intersections.
2. Other commercial and office properties in this area have been developed under either PC or SC zoning in recent years, which has resulted in a higher quality of development around this recognized commercial node. This trend should be maintained with the approval of SC for this property.

THE EFFECT 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 demands to the streets should be minimal since the property is located at the intersection of a collector street and an arterial street.
- 4. Impact on adjacent properties should be minimal because most are developed with similar intense uses, and the review under SC zoning will allow application of site design principles to reduce the impacts on the abutting residential property to the north.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes commercial uses for the site with a stream protection designation for the portion along the creek.
- 2. A policy of the General Plan for Knoxville/Knox County calls for the use of modern site planning techniques to promote attractive and efficient commercial development. SC zoning would allow site plan review by the Planning Commission.
- 3. The property is located within the Planned Growth Area of the Knoxville/Knox County Growth Policy Plan.
- 4. The sector plan also proposes commercial uses for the parcel to the east adjacent to school property. Staff anticipates that commercial zoning may be requested for this parcel in the future.

MPC Action: Approved as Modified

MPC Meeting Date: 3/13/2003

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business) / F (Floodway) subject to the condition that uses will be limited to SC (Shopping Center) zone uses

Date of MPC Approval: 3/13/2003

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: 4/28/2003

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: