

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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www.knoxmpc.org

File Number: 4-G-08-RZ

Related File Number:

Application Filed: 3/3/2008

Date of Revision:

Applicant: STEVE BETHEL

PROPERTY INFORMATION

General Location: North side E. Emory Rd., east of Maynardville Pike

Other Parcel Info.:

Tax ID Number: 38 117

Jurisdiction: County

Size of Tract: 1.1 acres

Accessibility: Access is via E. Emory Rd., a three lane, major arterial street in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling

Surrounding Land Use:

Proposed Use: Any use permitted in CA zoning

Density:

Sector Plan: North County

Sector Plan Designation: Commercial

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property is in an area of business and office development that is occurring within CA zones.

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

Street: 4507 E Emory Rd

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: None noted

Extension of Zone: Yes

History of Zoning: None noted for this site, but other adjacent property was rezoned to CA in 2004. (10-P-04-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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) 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 uses 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 east, south and west.
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 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: 4/10/2008

Details of MPC action:

Summary of MPC action:

APPROVE CA (General Business)

Date of MPC Approval:

4/10/2008

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:

5/27/2008

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: