

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: 5-C-06-RZ **Related File Number:**
Application Filed: 3/14/2006 **Date of Revision:**
Applicant: STERNBERG & STEPHENS PROPERTIES, LLC
Owner:

PROPERTY INFORMATION

General Location: Southeast side W. Emory Rd., northeast of Gill Rd.
Other Parcel Info.:
Tax ID Number: 56 122.01 **Jurisdiction:** County
Size of Tract: 31200 square feet
Accessibility: Access is via W. Emory Road, a major arterial.

GENERAL LAND USE INFORMATION

Existing Land Use: Office in rehabilitated historic house
Surrounding Land Use:
Proposed Use: Same **Density:** N/A
Sector Plan: North County **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The property is in a rapidly changing section of Powell. The applicant's willingness to reuse the historic house and complete its rehabilitation insures a continuing residential appearance on this section of West Emory Road.

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

Street: 528 W Emory Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: TC (Town Center)
Former Zoning:
Requested Zoning: TC (Town Center) / HZ (Historic Overlay)
Previous Requests: Property was rezoned TC in 2005
Extension of Zone: No
History of Zoning: The most recent zoning request involved the enactment of Town Center zoning for this and adjacent parcels.

PLAN INFORMATION (where applicable)

Current Plan Category:

