

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-G-20-RZ
Application Filed: 5/20/2020
Applicant: TRACY HEARD

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of W. Emory Rd., east of Brickyard Rd.
Other Parcel Info.:
Tax ID Number: 56 14804 & 14805 **Jurisdiction:** County
Size of Tract: 1.5 acres
Accessibility: Access is via W. Emory Road, a major collector with a pavement width of 21.7 feet within a right of way width of 70 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North County **Sector Plan Designation:** MU-SD (Mixed Use - Special District)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is part of the Historic Powell Center and is mostly a mix of commercial, office and some industrial uses adjacent to W. Emory Road. The areas north of W. Emory Road are largely single family residential. This property is adjacent to the Powell Community Center and sits between Powell High School and Powell Elementary School.

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

Street: 1714 & 1716 W. Emory Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: CN (Neighborhood Commercial)
Previous Requests:
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:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): Staff recommends approval of CN (Neighborhood Commercial) because it is consistent with the MU-SD NCO-2 (Mixed Use Special District) sector plan designation for the Historic Powell Center.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):
THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:
1. The property is located in the Planned Growth Area of the Knoxville-Knox County Growth Policy Plan.
2. The area is located within the Historic Powell Center and is part of the MU-SD NCO-2 (Mixed Use Special District) on the sector plan.
3. Community revitalization efforts are occurring in the historic downtown Powell area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The (CN) Neighborhood Commercial zone is intended to provide for the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for the recurring shopping and personal service needs of nearby residential areas. Development should be compatible with the character of the adjacent neighborhood. This zoning should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. The range of permitted uses is limited to those that are generally patronized on a frequent basis by neighborhood residents. Development performance standards are provided to maximize compatibility between commercial uses and adjacent residential use

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.
1. The CN zone district allows limited commercial activities compatible with neighboring residential properties. More intensive neighborhood commercial uses provided in the zone require a use-on-review process to address potential impacts through the design review process.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. This rezoning is consistent with the MU-SD NCO-3 (Mixed Use Special District) designation for the North County Sector Plan.
2. This request is not in conflict with the General Plan or any other adopted plans.

Action: Approved Meeting Date: 5/14/2020

Details of Action:

Summary of Action: Approve CN (Neighborhood Commercial) because it is consistent with the MU-SD NCO-2 (Mixed Use Special District) sector plan designation for the Historic Powell Center.

Date of Approval: 5/14/2020 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: 6/22/2020

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: