

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: 5-W-06-RZ **Related File Number:**
Application Filed: 4/10/2006 **Date of Revision:**
Applicant: EMORY PLACE GENERAL PARTNERSHIP
Owner:

PROPERTY INFORMATION

General Location: Northwest side E. Emory Rd., southwest of Bishop Rd.
Other Parcel Info.:
Tax ID Number: 47 079 **Jurisdiction:** County
Size of Tract: 8.85 acres
Accessibility: Access is via E. Emory Rd., a major arterial street with 4 lanes and a center turn lane within 80' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Commercial, retail subdivision **Density:**
Sector Plan: North County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This section of E. Emory Rd. has been developed primarily with commercial uses under CA, CB, PC and C-4 zoning. Large warehousing facilities are located to the north and east, zoned I.

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

Street: 711 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: Not an extension of CA, but CB is located to the southeast and northeast.
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 CA (General Business) zoning.

Staff Recomm. (Full): CA zoning is compatible with surrounding development and zoning and consistent with the sector plan designation for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CA zoning is compatible with the scale and intensity of the surrounding zoning pattern.
2. There are CA, CB, PC, C-4 and C-6 zoned properties in the immediate vicinity of this site on both sides of E. Emory Rd. There is substantial Industrial zoning to the north and west.
3. CA zoning will allow the proposed commercial subdivision for retail and office uses, which are similar to other uses along E. Emory Rd.
4. The proposal is consistent with the sector plan designation for the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. E. Emory Rd. is a major arterial street that has recently been improved to a four lane facility with center turn lanes. It should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The recommended CA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes commercial uses for this site, consistent with the proposal.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests for commercial on the remaining Agricultural zoned sites to the northeast, consistent with the sector plan proposal for the area.

MPC Action: Approved

MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 5/11/2006

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: 6/26/2006

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: