CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 6-R-04-RZ Related File Number: 6-E-04-SP

Application Filed: 5/24/2004 Date of Revision:

Applicant: SCOTT & ELISHA HALL

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

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

Other Parcel Info.:

Tax ID Number: 21 103 Jurisdiction: County

Size of Tract: 1.03 acres

Accessibility: Access is via E. Emory Rd., a minor arterial street with 19' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling

Surrounding Land Use:

Proposed Use: Lawn mowing service Density:

Sector Plan: Northeast County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property and adjacent properties are developed with residential uses under A and PR

zoning. To the west, at the intersection of E. Emory Rd. and Tazewell Pike, is a commercial node,

zoned CA, where businesses are located on the four quadrants of the intersection.

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

Street: 7513 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, extension of CA zoning from the south, across E. Emory Rd.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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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, consistent with the sector plan recommendation for mixed

uses

Staff Recomm. (Full): CA zoning is appropriate for this property, which is located across the street from and within 90 feet to

the west from existing CA zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property and the Agricultural-zoned residential property to the west currently face CA

zoning across the street to the south.

2. The proposal is an extension of CA zoning from the south and a reasonable continuation of the

commercial node at the intersection to the west.

3. With the recommended sector plan amendment to mixed uses, limited to Office, Medium Density Residential and Commercial (6-E-04-SP), the requested zoning is consistent with the sector plan.

4. The property is too small to be able to develop any large scale businesses which could generate

high traffic volumes and have a major negative impact on adjacent properties.

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 and minimal impact on the street system.

3. The adjacent residential properties to the east and west could be negatively impacted by commercial use of the subject property, but they may also be requested for commercial zoning, under the recommended sector plan amendment. Commercial uses and zoning are already located within 400

feet of the adjacent properties to the west.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment of the Northeast County Sector Plan to mixed uses, limited to office, medium density residential and commercial, the request is consistent with the sector plan.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

3. This request could generate future rezoning requests, consistent with the recommended sector plan

designation.

4. The inclusion of parcel 104 to the west would strengthen this rezoning request, but the proposal is

consistent with the sector plan, as recommended by MPC staff.

MPC Action: Approved MPC Meeting Date: 8/12/2004

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 8/12/2004 Date of Denial: Postponements: 6/10/04

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/25/2004 Date of Legislative Action, Second Reading:

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Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other": Postponed 9/27 If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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