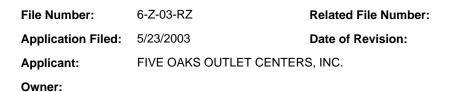
# CASE SUMMARY

APPLICATION TYPE: REZONING



METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902

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KNOXVILLE·KNOX COUNTY

### PROPERTY INFORMATION

General Location:	South side E. Emory Rd., east of Maynardville Pike		
Other Parcel Info.:			
Tax ID Number:	38 134 (PART ZONED A)	Jurisdiction:	County
Size of Tract:	0.62 acre		
Accessibility:	Access is via E. Emory Rd., a major arterial street with 75' of right of way and 21' of pavement width.		

#### GENERAL LAND USE INFORMATION **Existing Land Use:** Vacant Surrounding Land Use: **Proposed Use: ORNL Credit Union Density:** Sector Plan: North County Sector Plan Designation: Commercial **Growth Policy Plan:** Planned Growth Area **Neighborhood Context:** This intersection has been developed with commercial uses under CA zoning. A new library is being constructed to the east of this site. Residential uses are located to the north and east, under Agricultural zoning.

ADDRESS/RIGHT-O	DF-WAY INFORMATION (where applicable)
Street:	4510 E Emory Rd
Location:	
Proposed Street Name:	
Department-Utility Repo	ort:
Reason:	
ZONING INFORMAT	TION (where applicable)
Current Zoning:	A (Agricultural)
Former Zoning:	
Requested Zoning:	CA (General Business)
Previous Requests:	None noted
Extension of Zone:	Yes, extension of CA from east, west and south
History of Zoning:	None noted

#### PLAN INFORMATION (where applicable)

**Current 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.:

	МРС	CACTION AND DISPOSITI	ON	
Planner In Charge:	Michael Brusseau			
Staff Recomm. (Abbr.):	APPROVE CA (General Business) zoning.			
Staff Recomm. (Full):	CA is a logical extension of zoning from the south, east and west, and is compatible with the scale and intensity of the surrounding development and zoning pattern.			
Comments:	<ul> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>1. The site is surrounded by CA zoning on three sides, so it is a logical extension of zoning.</li> <li>2. The CA zoning district will allow uses compatible with the scale and intensity of the surrounding land uses and zoning pattern.</li> <li>3. The residence that was previously located on the site has been removed, and the site is suitable for the proposed credit union, or other commercial uses.</li> </ul>			
	<ul> <li>THE EFFECTS OF THE PROPOSAL</li> <li>Public water and sewer utilities are available to serve the site.</li> <li>The proposal will have no effect on schools and minimal impact on the street system.</li> <li>The effect on adjacent properties is minimal, because they are developed, or being developed, with commercial uses.</li> </ul>			
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The North County Sector Plan proposes commercial uses for this site, consistent with the propose 2. The sector plan also proposes commercial uses to the north of this site, so the staff would anticipy that there may be future requests for commercial zoning on the north side of E. Emory Rd.			
MPC Action:	Approved		MPC Meeting Date: 6/12/2003	
Details of MPC action:				
Summary of MPC action:	APPROVE CA (General Business)			
Date of MPC Approval:	6/12/2003	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?:  Action Appealed?:			

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	County Commission	
Date of Legislative Action:	7/28/2003	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: