CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT



File Number:	7-F-23-SP
Application Filed:	5/31/2023
Applicant:	STEVE DRUMMER

Related File Number: Date of Revision:

7-T-23-RZ

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PROPERTY INFORMA	ATION		
General Location:	Northwest side of E Emory Rd, southwest of Ogg Rd, northeast of Cedarcrest Rd		
Other Parcel Info.:			
Tax ID Number:	47 124 (PART OF) OTHER: REZONING REQUEST IS F Jurisdiction: County		
Size of Tract:	2.34 acres		
Accessibility:	E. Emory Road is a major arterial with a pavement width of approximately 58 ft inside a right-of-way that varies from 64 to 68 ft.		
GENERAL LAND USE	INFORMATION		
Existing Land Use:	Rural Residential		
Surrounding Land Use:			
Proposed Use:	Density:		
Sector Plan:	North County Sector Plan Designation: MDR/O (Medium Density Residential/Office), HP (
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This area is within 1.5 miles of the I-75 interchange with Emory Road. This stretch of E Emory Road contains a mix of uses including commercial, office and medium density residential, and the area in general is surrounded by single family detached dwellings. Brickey McCloud Elementary School is nearby.		
ADDRESS/RIGHT-OF-	-WAY INFORMATION (where applicable)		
Street:	1513 E EMORY RD		
Location:			
Proposed Street Name:			

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Zoning ini onmarie					
Current Zoning:	A (Agricultural)				
Former Zoning:					
Requested Zoning:	CA (General Business) for the front half of the parcel, OB (Office, Medical, and Related Services) for the back half				
Previous Requests:					
Extension of Zone:	Yes, this is an extenstion of GC on the southern half of the parcel, and is an extenstion of both the OB and CA zones from the west.				
History of Zoning:	None noted				

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office), HP (Hillside Protection)

Requested Plan Category: GC (General Commercial) for the front half of the parcel / HP (Hillside Protection)

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 C	COMMISSION ACTIO	N AND DISPOSITION	
Planner In Charge:	Michelle Portier			
Staff Recomm. (Abbr.):	Approve the sector plan amendment to the GC (General Commercial) land use classification on the front half of the parcel because it is a minor extension of that land use class at an existing commercial node. The HP (Hillside Protection) land use classification will be retained.			
Staff Recomm. (Full):				
Comments:	The request is to	extend the CA and OB zone	partial sector plan amendment for th s, and amend the MDR/O land use of to accommodate the requested CA	classification to the
	1. This section of interchange to th	f E Emory Road has develop e intersection of E Emory Rd node near the subject proper	AMENDMENT OF THE LAND USE ed as a commercial node. It extends and Dry Gap Pike. Many of the com y were rezoned from the A (Agricultu	from the I-75 mercial properties on
	THE PLAN AND 1. No new roads 2013. E Emory R	MAKE DEVELOPMENT MO or utilities have been introdu load was widened from the I-	ADS OR UTILITIES THAT WERE N RE FEASIBLE: ced since the North County Sector P 75 interchange to Norris Freeway in ne adoption of the sector plan update	lan was adopted in 2009, and that was a
	AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: 1. There are no major errors or omissions in the plan.			
	TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL: 1. The commercial node expansion over the years and the widening of E Emory Road support additional commercial zoning along this stretch of E Emory Road.			
	changed with pas provides for two	ssage of Public Chapter 1150 methods to amend the plan a		008. The law now
	amendment to th amendment is op	e Legislative Body. Once apperative.	nendment by adopting a resolution a proved by majority vote of the Legisla	ative Body, the
	Commission. On	ce the Planning Commission taken no action, the Legislat	nendment and transmit the amendment has considered the proposed amen ive Body may approve the amendme	dment and approved,
Action:	Approved		Meeting Date:	7/13/2023
Details of Action:				
Summary of Action:	Approve the sector plan amendment to the GC (General Commercial) land use classification on the front half of the parcel because it is a minor extension of that land use class at an existing commercial node. The HP (Hillside Protection) land use classification will be retained.			
Date of Approval:	7/13/2023	Date of Denial:	Postponements:	

LEGISLATIVE ACTION AND DISPOSITION					
Legislative Body:	Knox County Commission				
Date of Legislative Action:	8/28/2023	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:			