

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: 8-H-12-RZ **Related File Number:**
Application Filed: 6/25/2012 **Date of Revision:**
Applicant: SAM CONNOR

PROPERTY INFORMATION

General Location: Southeast side W. Emory Rd., southwest of Central Avenue Pike
Other Parcel Info.:
Tax ID Number: 57 002,00301&00302 OTHER: 056-125 **Jurisdiction:** County
Size of Tract: 21.94 acres
Accessibility: Access is via W. Emory Rd., a major arterial street with 4 lanes and a center turn lane within 75' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence/vacant
Surrounding Land Use:
Proposed Use: Shopping center **Density:**
Sector Plan: North County **Sector Plan Designation:** Mixed Use
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is located just southwest of the Emory Rd./I-75 interchange, which is developed with commercial uses under CA, PC-1 and C-3 zoning. To the southwest are residential and agricultural uses, zoned A, PR and RB. There is also a vacant site to the southwest, currently zoned TC (Town Center).

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and F (Floodway)
Former Zoning:
Requested Zoning: PC (Planned Commercial) and F (Floodway)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

issuance of building permits for the project. It also gives the opportunity for public comment at the MPC public meeting.

3. The impact to the street system will depend on the type of commercial use that is established. There will be no impact to the school system.

4. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the County.

5. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.

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. The North County Sector Plan was recently updated and was adopted by MPC on July 12, 2012 (6-A-12-SP). It proposes mixed uses for the site, which allows consideration of the requested PC zoning.

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

3. Approval of this request may lead to future requests for PC or other non-residential zoning on surrounding properties, which is consistent with the sector plan proposal for mixed uses in the area. Each rezoning request would need to be reviewed on a case-by-case basis based on its own merits.

4. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 8/9/2012

Details of Action:

1. All vegetation within the Beaver Creek floodplain along the southeast side of the property must be preserved until such time as MPC reviews a development plan. This area includes all land southeast of the bold, dashed line on the attached map entitled 'Floodplain'.

2. A minimum 20 feet wide easement must be provided within the proposed Beaver Creek Greenway Corridor (see attached 'Greenway' map) along the southeastern boundary of the site. The final width of the greenway easement must be approved by the Knox County Greenways Coordinator as part of the required use on review process.

Summary of Action:

RECOMMEND the Knox County Commission approve PC (k) (Planned Commercial) and F (Floodway) zoning, subject to 2 conditions:

1. All vegetation within the Beaver Creek floodplain along the southeast side of the property must be preserved until such time as MPC reviews a development plan. This area includes all land southeast of the bold, dashed line on the attached map entitled 'Floodplain'.

2. A minimum 20 feet wide easement must be provided within the proposed Beaver Creek Greenway Corridor (see attached 'Greenway' map) along the southeastern boundary of the site. The final width of the greenway easement must be approved by the Knox County Greenways Coordinator as part of the required use on review process.

Date of Approval: 8/9/2012

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: 9/24/2012

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: