

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

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: 9-C-09-SP **Related File Number:** 9-E-09-RZ
Application Filed: 7/27/2009 **Date of Revision:**
Applicant: JOAN AND TOMMY GRINDSTAFF

PROPERTY INFORMATION

General Location: Southwest side E. Emory Rd., northeast of Dry Gap Pike
Other Parcel Info.:
Tax ID Number: 47 PORTION OF 140 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 2.6 acres
Accessibility: Access is via E. Emory Rd., a major arterial street with 4 lanes and center turn lane within 65' to 75' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Any use permitted in the CA zone **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area to the southwest at the intersection of E. Emory Rd. and Dry Gap Pike has been developed into a commercial node under CA zoning. Brickey McCloud Elementary School, condos and a Boys and Girls Club are located to the south, under A and PR zoning. To the north and east are low density residential uses, zoned A, PR and RA.

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

Street: 1702 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 commercial from the northwest
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: C (Commercial)

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION # 9-C-09-SP, amending the North County Sector Plan to O (Office) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.) (Applicant requested C-Commercial)

Staff Recomm. (Full): The requested sector plan amendment to commercial is not appropriate at this location. However, office uses would establish a transition between commercial and residential uses and create a stopping point for commercial uses heading east down E. Emory Rd.

Comments: SECTOR PLAN REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:
NEW ROAD OR UTILITY IMPROVEMENTS:
E. Emory Rd. has recently been improved to a 4 lane facility, making the subject property more viable for non-residential use. Water and sewer utilities are available in the area.
ERROR OR OMISSION IN CURRENT PLAN:
The current sector plan calls for low density residential use for the site, but proposes commercial use to the west, with no transition area between the commercial and residential use.
CHANGES IN GOVERNMENT POLICY:
Staff maintains that the current stopping point for commercial is appropriate. Offices are generally considered a good transitional use between residential and commercial uses, making this site a logical location for office use.
CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:
With the recent improvements to E. Emory Rd., it is expected that there may be some pressure to rezone some properties to commercial. However, this property, which is at the edge of the Dry Gap Pike commercial node, is ideal for office uses, which steps down the development intensity into the residential area to the east. There is currently a vacant commercial property between the subject property and the Weigel's to the west. Staff feels that the commercial node at Dry Gap Pike is sufficient as is, and that this office transition will establish a definite stopping point for the commercial heading east. To the east of this site, along E. Emory Rd, are nothing but residential uses and zoning all the way to Norris Freeway, which is almost 3 miles away.

Action: Approved

Meeting Date: 9/10/2009

Details of Action:

Summary of Action: ADOPT RESOLUTION # 9-C-09-SP, amending the North County Sector Plan to O (Office) and recommend that Knox County Commission also adopt the sector plan amendment.

Date of Approval: 9/10/2009

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: 10/26/2009

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: