

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 2-J-06-RZ **AGENDA ITEM #** 60  
 2-C-06-SP **AGENDA DATE:** 2/9/2006

▶ **APPLICANT:** JOHN G. MOORE  
 OWNER(S): DDC HOLDINGS LLC

TAX ID NUMBER: 47 08303  
 JURISDICTION: Commission District 7

▶ **LOCATION:** North and west sides Barnett Way, north of E. Emory Rd.  
 ▶ **TRACT INFORMATION:** 10.85 acres.  
 SECTOR PLAN: North County  
 GROWTH POLICY PLAN: Planned Growth Area  
 ACCESSIBILITY: Access is via Barnett and DeLozier Way, both Joint Permanent Easements with 26' wide pavements within 50' rights-of-way.  
 UTILITIES: Water Source: Hallsdale-Powell Utility District  
 Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** HI (Heavy Industrial) / I (Industrial)  
 ▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA (General Business)  
 ▶ **EXISTING LAND USE:** Abandoned parking lot  
 ▶ **PROPOSED USE:** Commercial strip center  
 EXTENSION OF PLAN DESIGNATION/ZONING: Yes  
 HISTORY OF ZONING REQUESTS: Portions of this site have been changed from HI to C and developed with retail uses in the last ten years.  
 SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
 North: Industrial building / HI/I Industrial  
 South: Bank / C/C-4 Commercial  
 East: Industrial plant and business office /HI/I Industrial  
 West: St Mary's north complex / C/OB Office  
 NEIGHBORHOOD CONTEXT: This site is within a commercial area developing around the E. Emory Rd/I-75 Interchange within C-4, C-6, CB and CA zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE C (Commercial) designation**

Commercial designation is consistent with other recent changes and development occurring in the area. The sector plan proposes HI on the site reflecting the industrial buildings and uses that occupied a larger site that has been subdivided and converted to commercial uses.

► **APPROVE CA zoning**

CA zoning is consistent with other commercial zoning and development found in the area.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. Commercial uses are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Commercial designation and CA zoning is an extension of commercial zoning from the southeast.

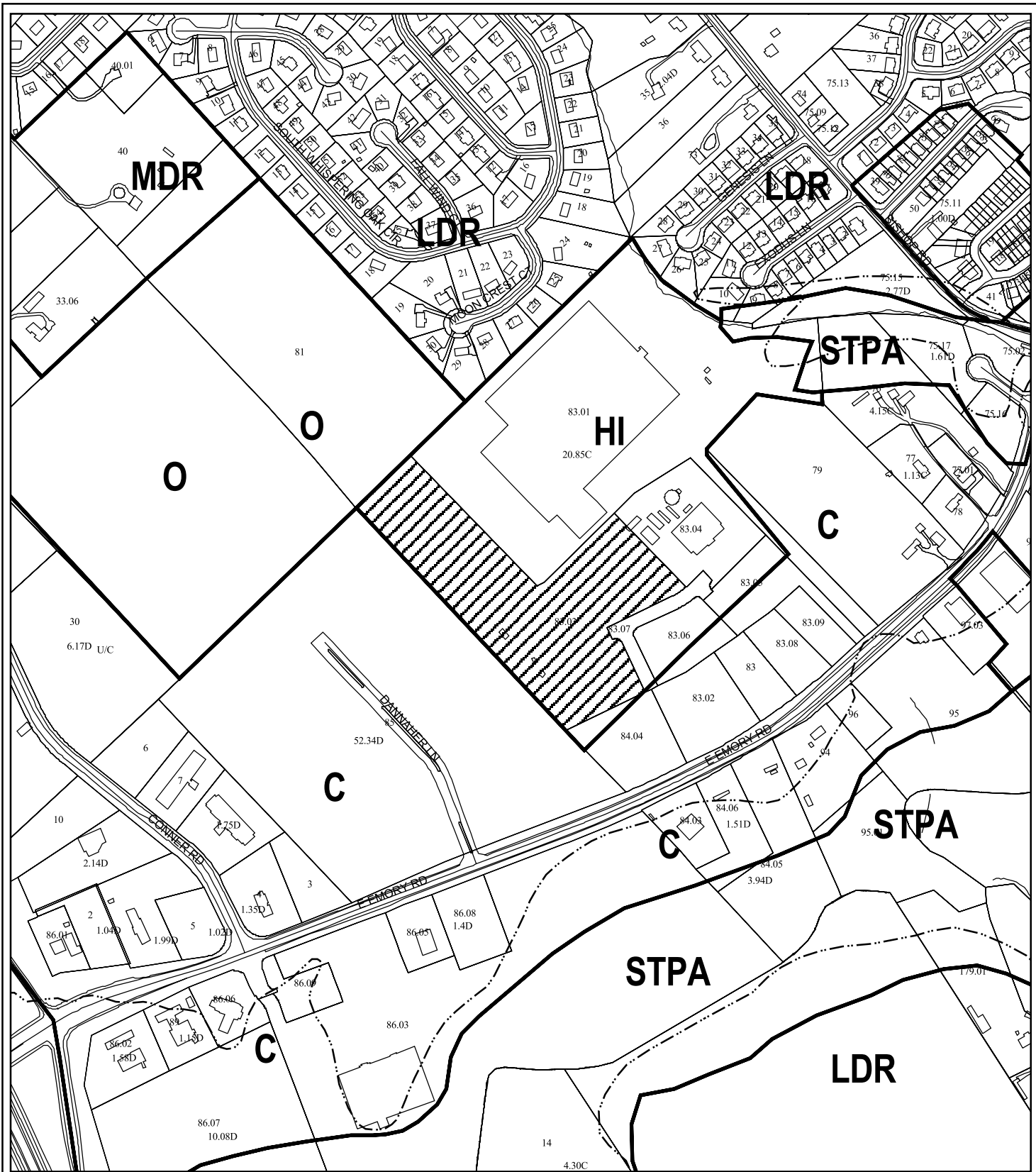
**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The recommended CA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. CA zoning is less intense than the existing I zone which permits CA uses as well as industrial uses.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. Approval of the North County Sector Plan amendment for commercial designation for this site will be needed to be consistent with the proposed CA zoning.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request should not lead to future plan amendment and rezoning requests for commercial in the area.

If approved, this item will be forwarded to Knox County Commission for action on 3/27/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**2-C-06-SP/2-J-06-RZ  
SECTOR PLAN AMENDMENT  
NORTH COUNTY SECTOR PLAN AMENDMENT**



From: HI (Heavy Industrial)

To: C (Commercial)

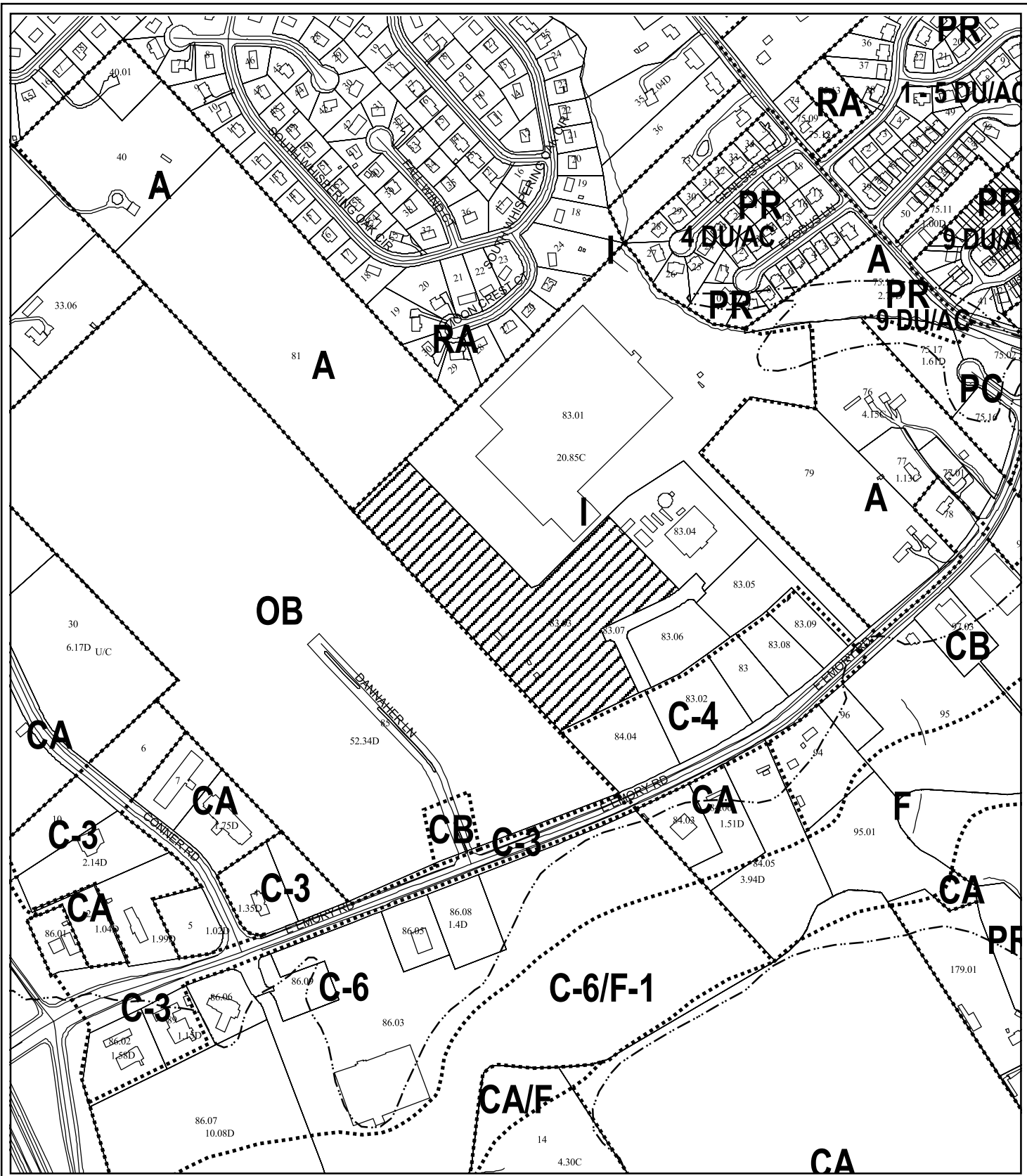
Original Print Date: 01/25/06      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: John G. Moore

Map No: 47

Jurisdiction: County





**2-J-06-RZ  
REZONING**

Petitioner: John G. Moore  
 Map No: 47  
 Jurisdiction: County



From: I (Industrial)  
 To: CA (General Business)

Original Print Date: 01/20/06 Revised:  
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