

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

▶ **FILE #:** 10-D-06-PA **AGENDA ITEM #:** 81  
 10-J-06-RZ **AGENDA DATE:** 10/12/2006

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS

OWNER(S): NORMAN MAYES

TAX ID NUMBER: 57 006, 007, 013 FOR OYP PART OF PARCEL 7 FOR C-3 ZONING

JURISDICTION: Council District 5

▶ **LOCATION:** South side E. Emory Rd., northeast side Central Avenue Pike

▶ **TRACT INFORMATION:** 10.7 acres. One Year Plan amendment is for all parcels. Rezoning is for only part of parcel 7 between airport runway and E. Emory ROW.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via E. Emory Rd., a four lane, major arterial street.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** OS (Open Space) and F (Floodway) / A-1 (General Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) and F (Floodway) / C-3 (General Commercial)

▶ **EXISTING LAND USE:** Private airport

▶ **PROPOSED USE:** Retail commercial

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: The property was zoned C-3 and A-1 following annexation in 2000. (11-T-00-RZ)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING: North: Businesses / GC/C-A and C-3 Commercial

South: Beaver Creek / STPA/F-1 Floodway

East: I-75 /TR/OS/OS-1 Open Space

West: Residences and businesses/ C /CA and C-3 Commercial

NEIGHBORHOOD CONTEXT: This site is within the I-75/Emory Rd interchange that has developed with auto oriented business services under CA and C-3 zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE GC (General Commercial) limited to PC-1 or SC-1 zones, and F (Floodway) designations**

The development of general commercial uses within PC-1 or SC-1 zones and outside the flood prone areas of the site would be consistent with other commercial development noted in the area and require MPC approval of any development proposal to ensure that all the commercial development of this property is adequately and safely accessed to W. Emory Rd. and Central Avenue Pike.

▶ **APPROVE PC-1 (Retail and Office Park) (Applicant requested C-3 (General Commercial) zoning)**

C-3 is already found on portions of this site along with CA zoning on adjoining and nearby properties fronting on E. Emory Rd. This rezoning is consistent with the commercial development trend underway around this interstate interchange.

#### **COMMENTS:**

##### **NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The recommended PC-1 zoning as well as the requested C-3 zone are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The proposed PC-1 or the requested C-3 zone are extensions of the commercial zoning pattern from the southwest and an extension of commercial uses on the sector plan from the northwest.
3. There is a large CA-zoned area directly across from this site, on the northwest side of E. Emory Rd.

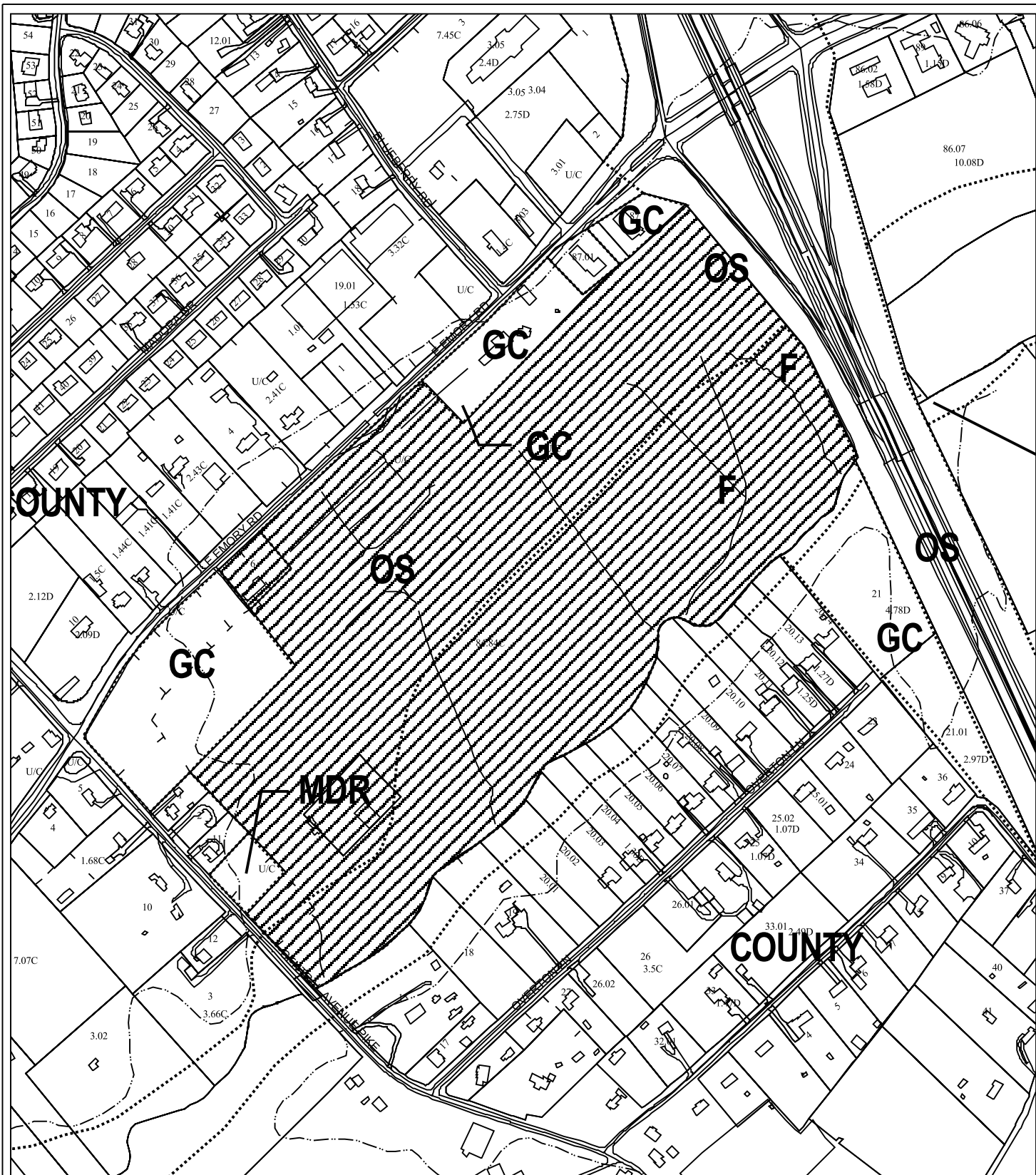
##### **THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. E. Emory Rd is a major arterial street that should have capacity to handle additional trips that would be generated by new commercial development of this site.
3. The recommended PC-1 zoning is compatible with surrounding commercial development and zoning, will ensure the opportunity for requiring adequate accessibility to all the site and will have a minimal impact on adjacent properties. The PC-1 zone will also require that this site, which has a prominent location at the I-75/W. Emory RD. interchange, be master planned to ensure proper development of the site in terms of access, building layout and drainage.
4. Care will need to be taken in the development of this property so as not to negatively impact the floodway of Beaver Creek. Any development will have to comply with the requirements of the Knoxville City Department of Engineering.

##### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North County Sector Plan proposes Commercial and Public Institutional uses and Stream Protection for this site and notes that if this site is redeveloped it should be done in a manner that protects the environmental constraints of the site. The proposed PC-1 or requested C-3 zoning is an extension of the commercial designation on the southwest and northeast portions of the site.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for commercial in the immediate area. Staff would anticipate that commercial zoning may occur on both sides of Central Avenue Pike and E. Emory Rd. south to Beaver Creek. Staff would be unlikely to support commercial requests south of Beaver Creek on Central Avenue Pike in this area.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2006 and 11/21/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-D-06-PA/10-J-06-RZ  
PLAN AMENDMENT**

Petitioner: Land Development Solutions

Map No: 57

Jurisdiction: City

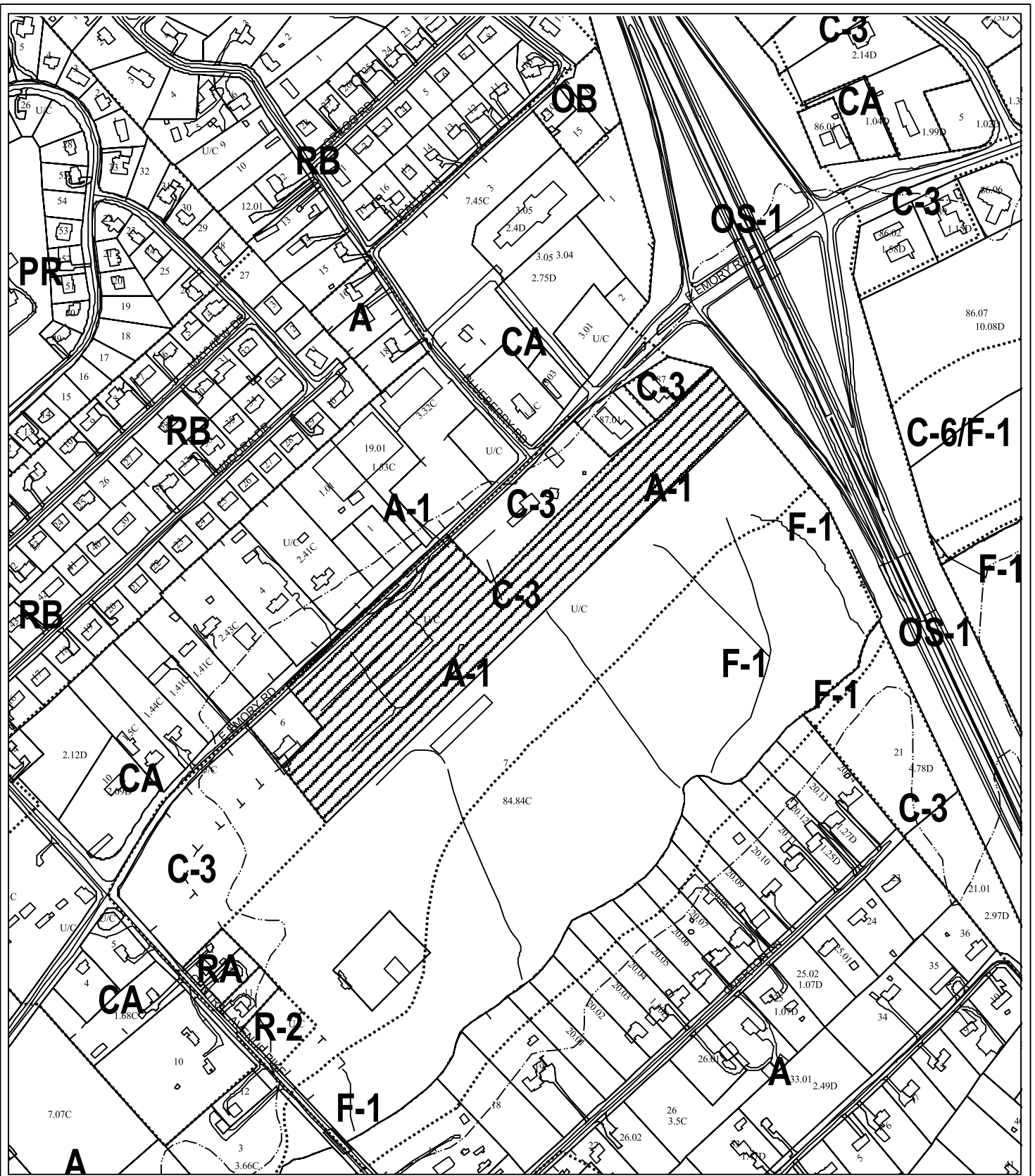


From: OS (Open Space) and F (Floodway)

To: GC (General Commercial) and F (Floodway)

Original Print Date: 09/25/06 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902






**10-J-06-RZ  
REZONING**

Petitioner: Land Development Solutions

Map No: 57

Jurisdiction: City

 From: A-1 (General Agricultural)  
To: C-3 (General Commercial)

Original Print Date: 09/26/06    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

