



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

FILE #: 10-D-07-RZ

AGENDA ITEM #: 75

10-A-07-SP

AGENDA DATE: 12/13/2007

POSTPONEMENT(S): 10/11/07-11/8/07

APPLICANT: CONTINUUM COURTYARDS, LLC

OWNER(S): HORNE DEVELOPMENT L P
JONES ARNOLD & CORA

TAX ID NUMBER: 37 230.01 & 231

JURISDICTION: Commission District 7

LOCATION: Northwest side E. Emory Rd., northeast of Fortner Ln.

TRACT INFORMATION: 17.5 acres.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., a major arterial street that is being improved to 4 lanes with center turn lane within 90' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

PRESENT PLAN DESIGNATION/ZONING: LDR (Low Density Residential) / A (Agricultural)

PROPOSED PLAN DESIGNATION/ZONING: MDR (Medium Density Residential) / PR (Planned Residential)

EXISTING LAND USE: Dwellings and vacant land

PROPOSED USE: Senior living center / assisted living facility

DENSITY PROPOSED: 12 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residences / LDR / PR (Planned Residential) @ 4 du/ac
South: E. Emory Rd. - Residences / LDR / A (Agricultural)

East: Residences / LDR / RA (Low Density Residential) and A (Agricultural)

West: Residences / LDR / A (Agricultural) and PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential uses under A, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **WITHDRAW, at the request of the applicant.**

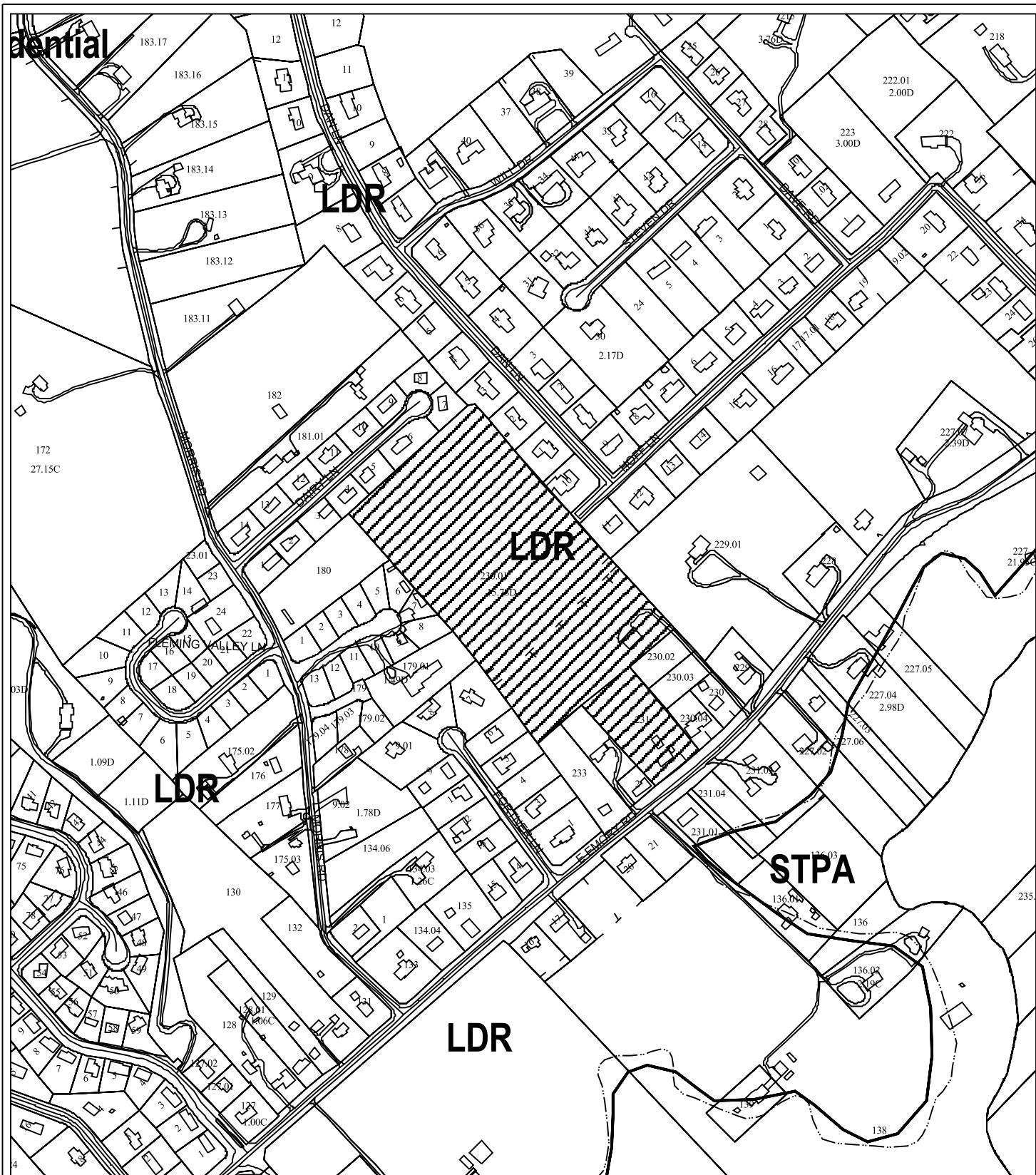
▶ **WITHDRAW, at the request of the applicant.**

COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not calculated.


ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/28/2008. 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.



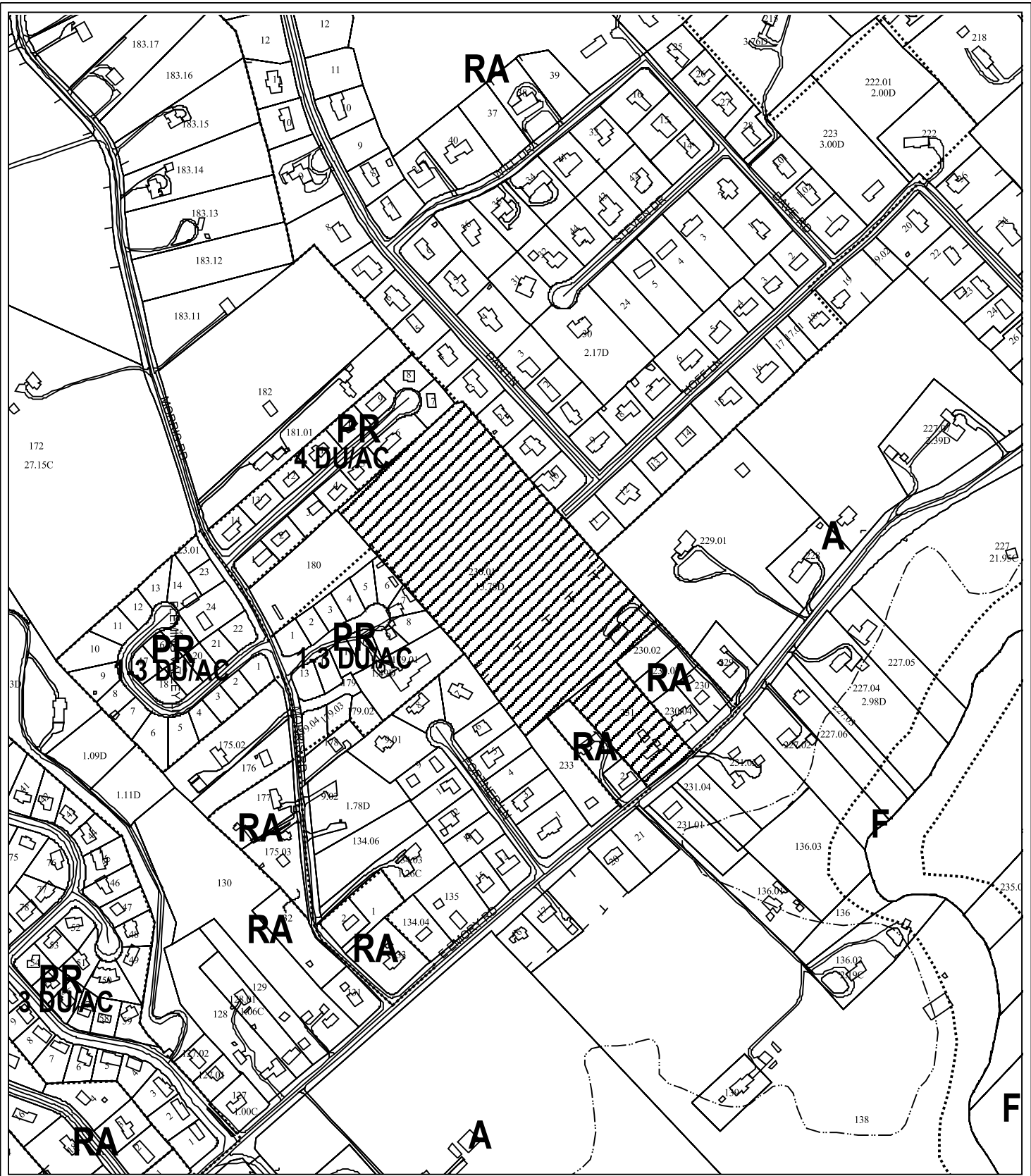
**10-A-07-SP/10-D-07-RZ
SECTOR PLAN AMENDMENT
NORTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Continuum Courtyards, LLC
 Map No: 37
 Jurisdiction: County

 From: LDR (Low Density Residential)
 To: MDR (Medium Density Residential)

Original Print Date: 09/25/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**10-D-07-RZ
REZONING**

Petitioner: Continuum Courtyards, LLC

Map No: 37

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 09/25/07

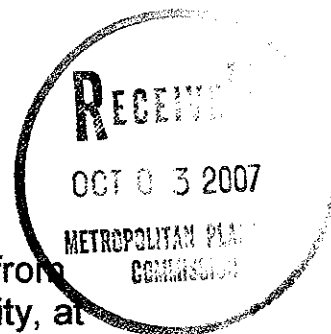
Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



10-D-07-RZ
10-A-07-SP

To: The Metropolitan Planning Commission



The undersigned individuals are in support of a zoning change from Agricultural to Planned Residential Development, with low density, at 2117 E. Emory Road. However, we do not in any way support a medium or higher density rating for this property. Those of us living in Emory Estates also oppose any plan that would involve connecting any roads in the new residential development with Hoff Lane.

Name	Address	
Billy W. Wallace	2217 E. Emory Rd 37938	689-2328
Carol Hall	2214 E Emory Rd 37938	
Robert Hall	2214 E Emory Rd 37938	
Ed Wehr	2210 E. Emory Rd 37938	
Nancy S. Wehr	2210 E. Emory Rd. 37938	
Ronnie C. Dwyer	2120 E. Emory Rd. 37938	
Joan Dwyer	2120 E. Emory Rd. 37938	
Judith Patterson, et al	2128 E. EMORY RD. 37938	
Ann O. Patterson	2128 E. Emory Rd 37938	
Carol D. Dwyer	2008 E. Emory Rd 37938	
Ken F. Dwyer	2208 E. Emory Rd 37938	
James H. Cardwell	7808 Hoff Ln 37938	
Bobbi Henry	7809 Hoff Ln 37938	
William Brock	7705 DAN AVE 37938	
Tom Plachinski	7711 Dan Lane 37938	
Richard C. Dwyer	7737 Hoff Lane 37938	
Delia R. Dwyer	7737 Hoff Lane 37938	
TODD DEJHNESS	7709 DAN LANE 37938	
Joseph Qualls	7733 Hoff Lane 37938	
Larry E. Ruck	7725 Hoff Lane 37938	
Mark Durham	7713 Hoff Lane 37938	
Ann S. Durham	7713 Hoff Lane 37938	
Eugene V. Hill	7714 Hoff Ln. 37938	
Cedric C. Hill	" " " " "	
James A. Hill	7629 HOFF LN 37938	
Beth Pales	2301 Emory Rd 37938	
William Pales	2301 E. Emory Rd 37938	