# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

#### SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 1-A-02-SP Related File Number: 1-H-02-RZ

Application Filed: 12/12/2001 Date of Revision:

Applicant: WILLIAM C. SLAGLE

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

# **PROPERTY INFORMATION**

General Location: Northeast side Chapman Hwy., northeast side Green Rd., southwest of John Norton Rd.

Other Parcel Info.: 29.8 acres for C-4 zoning

**Tax ID Number:** 137 186,187,188,189,191,193 OTHER: 124-177 **Jurisdiction:** City

Size of Tract: 56 acres

Accessibility: Access is via Chapman Hwy., a five lane, major arterial street and E. Norton Rd. and Green Rd., both

local streets with 18' and 16' pavement widths respectively within 30' and 40' rights-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Residences and vacant land

**Surrounding Land Use:** 

Proposed Use: Commercial center Density:

Sector Plan: South County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This site is located between established commercial and residential uses that comprise a

commercial/residential node around the Chapman Hwy./Gov. John Sevier Hwy. Interchange. Zoning in

the area includes RA, PR, and RB, as well as C-4, CA, CB and SC.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: No Zone

Former Zoning: CA (General Business), PR (Planned Residential) & A (Agricultural)

**Requested Zoning:** C-4 (Highway and Arterial Commercial)

**Previous Requests:** 

Extension of Zone: Yes

History of Zoning: Commercial consideration of the site was withdrawn from MPC's agenda in 2000. (11-S-00-RZ)

# PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

1/31/2007 12:12 PM Page 1 of 2

Requested Plan Category: C (Commercial)

# SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

Surveyor:

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.): APPROVE Commercial Sector Plan designation for all the request except the northern 500 feet of

parcel 177, which should be shown MDR Medium Density Residential

Staff Recomm. (Full): The northern 500 feet of parcel 177 has steep slopes that are unsuitable for commercial development.

Commercial expansion into the remainder of the requested area is consistent with surrounding development and zoning, and the policies of the General Plan for commercial nodes to be located at

major intersections.

**Comments:** Several alternatives for this zoning request were reviewed as part of the South County Sector Plan

Update. Those present at the sector plan public meetings generally supported expansion of the commercial node for this development. The South County Sector Plan submitted for approval on this

agenda shows land uses reflecting the staff recommendation for the subject property.

MPC Action: Approved MPC Meeting Date: 1/10/2002

**Details of MPC action:** 

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 1/10/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action; 2/5/2002 Date of Legislative Action, Second Reading: 2/19/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:12 PM Page 2 of 2