

CASE SUMMARY

APPLICATION TYPE: REZONING

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

Suite 403 • City County Building
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FAX • 215 • 2068
www.knoxmpc.org

File Number: 1-H-02-RZ **Related File Number:** 1-A-02-SP
Application Filed: 12/12/2001 **Date of Revision:**
Applicant: WILLIAM C. SLAGLE
Owner:

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-PART OF 17 **Jurisdiction:** City
Size of Tract: 56 acres
Accessibility:

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:

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:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C-6 (General Commercial Park) zoning. (Applicant requests C-4 zoning.)

Staff Recomm. (Full):

C-6 zoning permits the uses proposed by the applicant and requires site plan review, landscaping and screening of adjoining residential uses that should be part of any 30 acre commercial development.

Comments:

A 30 acre + commercial development will have a substantial impact on surrounding land uses and should be placed in a zoning classification that provides the opportunity for reducing the impact of this development on the area. The site has topographic features that will impact the commercial development of this site and which support the development occurring under C-6 zoning with its staff review process prior to construction.

MPC Action:

Approved as Modified

MPC Meeting Date: 1/10/2002

Details of MPC action:

Summary of MPC action:

APPROVE C-6 (General Commercial Park)

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 as Modified

Disposition of Case, Second Reading:

Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Approved C-4 Highway & Arterial Commercial

Approved C-4 Highway & Arterial Commercial

Date of Legislative Appeal:

Effective Date of Ordinance: