

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

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File Number: 1-J-07-RZ **Related File Number:** 1-E-07-PA
Application Filed: 12/4/2006 **Date of Revision:**
Applicant: FOREST OAKS PROPERTIES LLC AND BLAIR SCOTT PROPERTIES LLC
Owner:

PROPERTY INFORMATION

General Location: Northeast side Chapman Hwy., northeast of Stone Rd.
Other Parcel Info.:
Tax ID Number: 123 F A 011 **Jurisdiction:** City
Size of Tract: 2.62 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant dwelling
Surrounding Land Use:
Proposed Use: Any use permitted under C-3 zoning **Density:**
Sector Plan: South City **Sector Plan Designation:** LDR and SLPA
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 5100 Chapman Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE O-1 (Office, Medical & Related Services) zoning. (Applicant requested C-3.)

Staff Recomm. (Full): O-1 zoning allows reasonable non-residential use of the property and prohibits some of the more intense commercial uses that would be permitted under the requested C-3 zoning.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Approval of the recommended office designation and zoning will give the applicant reasonable non-residential use of the property, while limiting the intensity of use of the site from what could be achieved with a commercial zone.
2. Commercial uses are not compatible and should not be located adjacent to established residential uses. Office use would be a more appropriate transitional use between Chapman Highway and the residential uses to the north and east.
3. To the west are two properties on the same side of Chapman Hwy. which are zoned O-1 and C-4. The property directly west of the subject site is zoned R-2 which is similar in intensity to the recommended O-1 zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have no impact on schools. The impact on the street would depend on the size and type of commercial or office development that is proposed. A traffic signal is currently located adjacent to this site to serve the Stone Rd./Chapman Hwy. intersection, but there are no signals facing north to serve the apartments. This signal could be improved to provide a signalized access point for this site as well as the adjacent apartment development to the west.
3. The proposed C-3 zoning is not compatible with adjacent residential uses and may have a negative impact on them. The recommended O-1 zoning is more suitable for this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes LDR (Low Density Residential) uses for the site, consistent with the current R-1 zoning. Staff recommends amending the plan to O (Office) for this site, consistent with the recommended O-1 zoning.
2. The South City Sector Plan proposes low density residential uses and slope protection for the site. The slope protection is present because this site was formerly used as a rock-mining quarry, which has created a steep slope area from the rock that has been mined out of the side of this ridge. (See attached topographic map.) Because of the significant elevation change caused by the quarry, the residential uses to the north should have little to no view of the potential office or commercial development on this site.
3. Approval of this request may generate similar requests for commercial plan designations and zones on the north side of Chapman Hwy. Staff would be unlikely to recommend any non-residential zoning to the west of this site because of the slopes and the established residential uses.

MPC Action: Approved

MPC Meeting Date: 1/11/2007

Details of MPC action:

Summary of MPC action: O-1 (Office, Medical & Related Services)

Date of MPC Approval: 1/11/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 3/13/2007

Ordinance Number:

Disposition of Case: Denied

If "Other": Postponed 2/13

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: