

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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www.knoxmpc.org

File Number: 1-V-05-RZ **Related File Number:** 1-C-05-SP
Application Filed: 12/13/2004 **Date of Revision:**
Applicant: TWIN SPRINGS FARMS, INC.
Owner:

PROPERTY INFORMATION

General Location: South side Chapman Hwy., southeast side Highland View Dr.
Other Parcel Info.:
Tax ID Number: 150 B C PART OF 001 **OTHER:** MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial use **Density:**
Sector Plan: South County **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Planned 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: RA (Low Density Residential)
Former Zoning:
Requested Zoning: CA (General Business)
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 CA (General Business) zoning.

Staff Recomm. (Full): CA zoning is a logical extension of commercial zoning from the east and west.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. CA zoning is compatible with other properties in the immediate area that are zoned CA and SC for commercial use.
3. CA is a logical extension of commercial zoning from the east and west.

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 a minimal impact on streets and no impact on schools.
- 3. The recommended CA zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended amendment of the South County Sector Plan to commercial for this site, CA zoning is consistent with the sector plan.
- 2. This site is located within the Planned Growth Area Growth on the Knoxville-Knox County Growth Policy Plan map.
- 3. This request should not lead to future sector plan and rezoning requests in this immediate area, because all of the surrounding property with Chapman Hwy. frontage is already zoned CA.

MPC Action: Approved MPC Meeting Date: 1/13/2005

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 1/13/2005 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/28/2005 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: