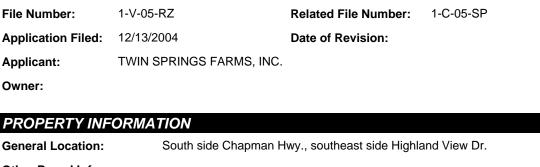
CASE SUMMARY

APPLICATION TYPE: REZONING



KNOXVILLE-KNOX COUNTY 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 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

www•knoxmpc•org

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: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	CACTION 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 Public water and sewer utilities are available in the area to serve the site. The proposal will have a minimal impact on streets and no impact on schools. 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: