

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-M-05-RZ **Related File Number:**
Application Filed: 9/2/2005 **Date of Revision:**
Applicant: LOVELL CENTER INC.
Owner:

PROPERTY INFORMATION

General Location: Northeast side Chapman Hwy., northwest side E. Young High Pike
Other Parcel Info.:
Tax ID Number: 109 O A 007 **Jurisdiction:** City
Size of Tract: 5.28 acres
Accessibility: Access is via Chapman Hwy., a five-lane, major arterial street and Young High Pike, a two-lane, major collector street with 26' of pavement within a 50' right-of-way..

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Uses proposed and permitted in C-4 zone. **Density:**
Sector Plan: South City **Sector Plan Designation:** Commercial and Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within the commercial node located along this section of Chapman Hwy. and zoned C-3, C-6 and C-4.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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.):

DENY C-4 (Highway and Arterial Commercial) zoning

Staff Recomm. (Full):

C-4 zoning is not consistent with the other commercial zoning and development in the area. C-4 zoning allows commercial uses, such as auto sales or mini-storage facilities that would adversely impact the mixed use (residential, office and retail commercial) redevelopment proposal of the Young High Pike/Chapman Hwy intersection called for by the Chapman Highway Corridor Study. (See attached memo) This report was recently completed by staff, but not yet adopted by MPC and City Council. The adopted sector plan and One Year Plan propose commercial use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The existing C-3 permits commercial uses compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Changing from C-3 to C-4 zoning would introduce the potential for outdoor sales businesses and other incompatible businesses to locate on this site. and would be inconsistent with other commercial zoning found along this section of Chapman Hwy.
3. Commercial use is consistent with the sector plan proposal for the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The C-4 zone proposal will have no impact on schools and a minimal impact on the street system.
3. The requested C-4 zoning is incompatible with surrounding development and zoning. The development of a low impact, mini-storage use on this site will have a negative impact on adjacent retail properties by taking potential retail space out of the Chapman Hwy corridor inventory.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South City Sector Plan proposes commercial uses for this site, consistent with the existing C-3 or requested C-4 zoning.
2. C-4 zoning is consistent with the City of Knoxville One Year Plan.
3. This request should not lead to future plan amendment and rezoning requests since the surrounding area is fully developed with recreational, institutional, and commercial uses.

MPC Action:

Denied (Withdrawn)

MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

12/8/2005

Date of Denial:

Postponements: 10/13-12/8/2005,
2/9/2006

Date of Withdrawal:

4/13/2006

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: