

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 12-C-04-SP **Related File Number:** 12-O-04-RZ
Application Filed: 11/22/2004 **Date of Revision:**
Applicant: ROBERT W. BEDWELL
Owner:



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PROPERTY INFORMATION

General Location: South side Chapman Hwy., southeast side W. Gov. John Sevier Hwy.
Other Parcel Info.: Full parcel description of subject property:
137-170.01,237,238,243,244
137-244.01,244.02,244.03 137-205 (portion zoned RB), 137-235 (portion zoned RB), 137-223.01,223.02 (portion zoned A), 137-229,230,232 (portions, map on file at MPC)
Tax ID Number: 137 170.01,237,238,243,244 OTHER: 137-244.01,244.02, **Jurisdiction:** County
Size of Tract: 49.72 acres
Accessibility: Access is via Chapman Hwy, a major arterial street with 4 lanes and a center turn lane within 120-130' of right of way W. Gov. John Sevier Hwy., a major arterial street with 26' of pavement width within 180' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential, vacant land and commercial
Surrounding Land Use:
Proposed Use: Retail shopping center **Density:**
Sector Plan: South County **Sector Plan Designation:** MDR, LDR, C and O
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The properties fronting on Chapman Hwy. are developed with commercial uses under CA zoning. Most other surrounding properties are developed with residential uses under A, RA and RB zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), RA (Low Density Residential) and RB (General Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes, extension of Commercial designation from the north.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), MDR (Medium Density Residential) and O (Office)

Requested Plan Category: C (Commercial)

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 C (Commercial) sector plan designation.

Staff Recomm. (Full): Commercial uses are appropriate at this major intersection of two arterial streets. The proposal is an extension of the commercial designation from the north and east.

Comments:

MPC Action: Approved MPC Meeting Date: 12/9/2004

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 12/9/2004 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: 1/24/2005 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: