CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 12-C-12-RZ Related File Number:

Application Filed: 10/26/2012 Date of Revision:

Applicant: THE MASZERA COMPANY, LLC



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX• 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northeast side Chapman Hwy., southeast side Woodlawn Pike

Other Parcel Info.:

Tax ID Number: 123 B B 003 OTHER: PART ZONED O-1 Jurisdiction: City

Size of Tract: 1 acre

Access ibility: Access is via Chapman Hwy., a four-lane major arterial street with 75' of pavement width within 120' of

right-of-way, or via Woodlawn Pike, a minor collector street with 21' of pavement width within 50' of

right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial

Surrounding Land Use:

Proposed Use: Commercial Density:

Sector Plan: South City Sector Plan Designation: MU-SD (SC-5)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is located on the corner of Chapman Hwy. and Woodlawn Pike, adjacent to the South

Knoxville Branch Library, in an area that is currently used as paved parking for the library and the shopping center tenants. The majority of this area around this intersection is zoned for and developed

with commercial uses, under C-3, C-4 and C-6 zoning.

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

Street: 4512 Chapman Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: None noted

Extension of Zone: Yes, extension of C-3 from all sides

History of Zoning: None noted

PLAN INFORMATION (where applicable)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.): RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is

an extension of C-3 zoning from all sides.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1. The proposed C-3 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. The location of the property at the intersection of arterial and collector streets is appropriate for C-3 uses.
- 3. The proposal is consistent with the one year and sector plan proposals for the site and C-3 is a logical extension of zoning from all sides.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, the regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.
- 2. Based on the above general intent, this site is appropriate for C-3 development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

- 1. The proposal would have no impact on schools. The impact on the street system would depend on the type of commercial development proposed. Water and sewer utilities are in place to serve the site.
- 2. The proposal is compatible with surrounding development and zoning, so the impact on adjacent properties should be minimal. Commercial zoning and uses are on all sides of the subject property.
- 3. The area is developed primarily with commercial businesses which will not be negatively impacted by commercial development of this site. No other area of the County will be impacted by this rezoning request.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The South City Sector Plan proposes commercial uses for this site, consistent with the proposed C-3 zoning.
- 2. The site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. The proposal does not present any apparent conflicts with any other adopted plans.

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Action: Approved Meeting Date: 12/13/2012

Details of Action:

Summary of Action: C-3 (General Commercial)

Date of Approval: 12/13/2012 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: 1/8/2013 Date of Legislative Action, Second Reading: 1/22/2013

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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