

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 12-D-24-SU

Related File Number:

Application Filed: 10/29/2024

Date of Revision:

Applicant: TIM MINOR

PROPERTY INFORMATION

General Location: East side of Chapman Hwy, west side of E Martin Mill Pike, south of Lippencott St

Other Parcel Info.:

Tax ID Number: 109 H B 00701

Jurisdiction: City

Size of Tract: 1.06 acres

Accessibility: Access is via Chapman Highway, a TDOT-owned major arterial road with 4 lanes and a center turn lane within a 100-ft right-of-way. Access is also via East Martin Mill Pike, a minor collector road with 22-ft of pavement width within a right-of-way width that varies between 40-ft and 76-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial

Surrounding Land Use:

Proposed Use: Drive-through facility for a restaurant

Density:

Planning Sector: South City

Plan Designation: MU-SD (Mixed Use Special District), HP (Hillside Ridgeway)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: The property sits along the Chapman Highway commercial corridor, which is flanked by multi-family and single-family subdivisions. It is directly across the street from the entrance to historic Fort Dickerson Park, and Stanley Lippencott Park is 0.25 miles to the east.

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

Street: 2904 CHAPMAN HWY

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-2 (General Commercial), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), HP (Hillside Ridgeway Protection)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

Comments:

Action: Withdrawn Meeting Date: 12/12/2024

Details of Action:

Summary of Action:

Date of Approval: Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☒ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: