# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 12-O-04-RZ Related File Number: 12-C-04-SP

Application Filed: 11/22/2004 Date of Revision:

Applicant: ROBERT W. BEDWELL

Owner:



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 w w w • k n o x m p c • o r g

# **PROPERTY INFORMATION**

**General Location:** South side Chapman Hwy., southeast side W. Gov. John Sevier Hwy.

Other Parcel Info.:

**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:

# **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:** 

# 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:

**History of Zoning:** 

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Survevor:

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 SC (Shopping Center) zoning. (Applicant requested CA zoning.)

Staff Recomm. (Full): SC zoning will allow the proposed retail shopping center, but will require MPC approval of a use on

review development plan prior to construction. The SC zone also requires greater building setbacks

when adjacent to residential zoning.

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. SC zoning is compatible with other properties in the immediate area that are zoned CA for

commercial use.

3. SC is a logical extension of commercial zoning from the north.

4. The SC zone requires use on review approval of a development plan prior to construction. This will give staff the opportunity to review plans and address issues such as access, setbacks, landscaping,

lighting layout and traffic circulation, as well as other development concerns.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.

2. The proposal will have no impact on schools. The applicant has submitted a site impact traffic evaluation, which recommends the installation of traffic signals on both Chapman Hwy. and John Sevier Hwy. to access the development. The preliminary development plan also shows access to Marine Rd. and recommends eliminating the Marine Rd. access to Chapman Hwy. This would eliminate the access

from Marine Rd. directly to Chapman Hwy. and would provide alternative signalized access.

3. The recommended SC zoning is compatible with surrounding development and will have a minimal impact on adjacent properties. Potential impacts to adjacent properties can be addressed through the

required use on review process.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment of the South County Sector Plan to commercial for this site, CA or SC zoning are consistent with the sector plan.

2. This site is located within the Planned Growth Area Growth Policy Plan map.

3. This request may lead to future sector plan and rezoning requests in the immediate area, as this subject property develops.

If rezoned to SC, the applicant will be required to submit a development plan for use on review by MPC

prior to any development of this site.

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

**Details of MPC action:** 

**Summary of MPC action:** APPROVE SC (Shopping Center)

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:

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**Disposition of Case:** Approved as Modified **Disposition of Case, Second Reading:** 

If "Other":

Amendments: Amendments:

Approve CA General Business

Date of Legislative Appeal: Effective Date of Ordinance:

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