CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 2-A-07-SP Related File Number: 2-E-07-RZ

Application Filed: 12/27/2006 Date of Revision:

Applicant: BOBBY AND HERBERT WHITE

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Northeast side Chapman Hwy., northwest side E. Hendron Chapel Rd.

Other Parcel Info.:

Tax ID Number: 138 043, 044, 046 OTHER: PORTION SHOWN AG/RR Jurisdiction: County

Size of Tract: 7.1 acres

Accessibility: Access is via Chapman Hwy .,a four lane, major arterial street and Hendron Chapel Rd., a two lane

minor arterial street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential

Surrounding Land Use:

Proposed Use: General commercial Density:

Sector Plan: South County Sector Plan Designation: Ag/RR

Growth Policy Plan: Rural Area

Neighborhood Context: This site is located on the edge of established commercial and residential development that has

occurred around the intersection of two arterial streets within CA and Agricultural 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)

Former Zoning:

Requested Zoning: PC (Planned Commercial)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential)

Requested Plan Category: C (Commercial)

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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.): APPROVE C (Commercial) designation limited to PC (Planned Commercial) zoning

Staff Recomm. (Full): A commercial designation for this site is consistent with the recently adopted Chapman Highway

Corridor Study which proposed a village center development concept around this intersection which could occur under the PC zone and will require MPC approval of a development plan regardless of the

development proposal.

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. The Commercial designation and PC zoning are compatible with other properties in the immediate area that are zoned CA for commercial use.
- 3. The Commercial designation and PC zoning permit a logical extension of commercial zoning and development from the southwest.
- 4. The PC 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 will have to submit a traffic evaluation for the site if the project generates over 750 Trips per day, or if deemed necessary by the Knox County Engineering Department; regardless, a driveway permit must be obtained from the Department of Transportation and Knox County Engineering Department for proposed curb cuts for this site's development.
- 3. The PC zoning is compatible with surrounding commercial development, but will have an impact on residential properties to the east along Hendrons Chapel Rd. 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, PC zoning is consistent with the sector plan.
- 2. This site is shown as Rural Area and adjacent to the Planned Growth Area on the 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 PC, 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: Approved MPC Meeting Date: 2/8/2007

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial) designation limited to PC (Planned Commercial) zoning

Date of MPC Approval: 2/8/2007 Date of Denial: Postponements:

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

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LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 3/26/2007 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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