

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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File Number: 2-E-02-RZ **Related File Number:**
Application Filed: 1/17/2002 **Date of Revision:**
Applicant: CARLEY KECK
Owner:

PROPERTY INFORMATION

General Location: Southwest side Chapman Hwy., southwest of Sevierville Pike
Other Parcel Info.:
Tax ID Number: 150 20 **Jurisdiction:** County
Size of Tract: 14 acres
Accessibility: Access is via Chapman Hwy., a four-lane major arterial street with a 150' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:** 10 du/ac
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is adjacent to several dwellings zoned A and is across Chapman Hwy. from several businesses zoned CA.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: Property was zoned CA in 1998. (8-A-98-RZ)
Extension of Zone: No
History of Zoning: Property was zoned CA in 1998. (8-A-98-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 PR (Planned Residential) zoning
APPROVE a density of 1 to 10 dwellings per acre

Staff Recomm. (Full): Planned Residential zoning is more suitable for this site's development than the existing CA zoning. The sector plan proposes commercial use for this site reflecting the current CA zoning.

Comments: The site has been used for soil removal in recent years but is still elevated above Chapman Hwy. The site's slope and a curve in Chapman Highway to the north combine to create a sight distance problem for access onto Chapman Hwy. The PR zone requires that the applicant address access as a part of any site plan submittal.

MPC Action: Approved MPC Meeting Date: 2/14/2002

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 10 dwelling units per acre

Date of MPC Approval: 2/14/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 3/25/2002 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: