

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-D-20-RZ

Related File Number:

Application Filed: 4/27/2020

Date of Revision:

Applicant: MARNIE BAILEY

## PROPERTY INFORMATION

**General Location:** West side of Chapman Hwy., northwest of the interseciton of Woodlawn Pk.

**Other Parcel Info.:**

**Tax ID Number:** 109 H A 023 & 024

**Jurisdiction:** City

**Size of Tract:** 7685 square feet

**Accessibility:** Access is via Chapman Highway, a TDOT owned 4-lane major arterial with a pavement width of 70 feet and a right-of-way width of 100 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office

**Surrounding Land Use:**

**Proposed Use:**

**Density:**

**Sector Plan:** South City

**Sector Plan Designation:** MU-SD (Mixed Use - Special District) SC-4

**Growth Policy Plan:** N/A

**Neighborhood Context:** This area is within approximately 200 feet of the intersection with Woodlawn Pike and the entrance to Fort Dickerson Park. The area is characterized by a mix of commercial, office, multifamily residential, and park land.

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

**Street:** 3029 & 3107 Chapman Hwy.

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-G (General Commercial) -2 and HP (Hillside Protection)

**Former Zoning:**

**Requested Zoning:** C-H (Highway Commercial) -1 and HP (Hillside Protection)

**Previous Requests:**

**Extension of Zone:** No

**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Deny C-H-1 (Highway Commercial) zoning district because higher-intensity commercial uses of a predominately auto-oriented character permitted by this zone district are not in line with the One Year Plan, South Sector Plan nor the Chapman Highway Implementation Plan.

Staff Recomm. (Full):

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. This segment of Chapman Highway coming out of downtown, near the entrance to Fort Dickerson Park is likely to have the highest pedestrian, bicycle and transit activity of an section of the highway.
2. Higher intensity uses permitted in the C-H-1 (Highway Commercial) zone are more auto-oriented in character and allow permanent outdoor service and storage.
3. The Chapman Highway Implementation Plan (2019) recommended several improvements to this segment of Chapman Highway to accommodate the growing pedestrian activity in this area (See Exhibit A -Contextual Maps).

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

1. The C-H-2 (Highway Commercial) zoning district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The C-H District regulations are intended to ensure the mitigation of any potential impacts related to such establishments on neighboring uses. The C-H District is divided into two levels of intensity related to the overall form and design of the development; however, uses are the same across all levels.
2. The existing C-G-2 (General Commercial) zoning District is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The C-G District is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces. The C-G District is divided into three levels of intensity related to the overall form and design of the development; however, uses are the same across all levels. This zone is intended primarily for indoor commercial uses with limited exceptions per special use approval.

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 addition of C-H-2 zoning in this segment of Chapman Highway could present challenges for increasing pedestrian, bicycle and transit activity because of the higher intensity auto-oriented uses permitted by C-H-2 zoning.

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, One Year Plan, and Chapman Highway Implementation Plan all call for a mix of walkable, pedestrian-oriented retail, office and residential uses in this first segment of Chapman Highway.

2. Fort Dickerson Park is an important asset for the City of Knoxville's Park and Urban Wilderness system, pedestrian and bicycle activity and residential growth in and around the South Waterfront area are expected to grow.
3. A zone district that would permit higher intensity auto oriented uses at this location would be in conflict with the adopted plans for this area.

**Action:** Denied

**Meeting Date:** 6/11/2020

**Details of Action:**

**Summary of Action:**

Deny C-H-1 (Highway Commercial) zoning district because higher-intensity commercial uses of a predominately auto-oriented character permitted by this zone district are not in line with the One Year Plan, South Sector Plan nor the Chapman Highway Implementation Plan.

**Date of Approval:**

**Date of Denial:** 6/11/2020

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**