# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 6-F-06-SP Related File Number: 6-Q-06-RZ

**Application Filed:** 5/8/2006 **Date of Revision:** 

Applicant: ROBERT W. BEDWELL

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., southeast of Michaels Ln., southwest end of Karla Dr.

Other Parcel Info.:

**Tax ID Number:** 137 D A 010 OTHER: 137-220, 225.02, 225.03 & 225.04 (P **Jurisdiction:** County

Size of Tract: 4.95 acres

Accessibility: Access is via Chapman Hwy., a major arterial street with 4 lanes and a center turn lane within a 130' of

right-of-way. Major improvements have been identified for this section of roadway to cater to the retail

development across the highway.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial building and vacant land

**Surrounding Land Use:** 

Proposed Use: Retail center Density:

Sector Plan: South County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: Property surrounding this site is zoned A, RB, and CA. General commercial uses are in place along

Chapman Highway and most other surrounding properties are either vacant or developed with

residential uses

## 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: CA (General Business)

Previous Requests: None noted

**Extension of Zone:** Yes, extension of commercial designation from the south.

History of Zoning: None noted

## PLAN INFORMATION (where applicable)

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Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: C (Commercial)

## 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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE C (Commercial) sector plan designation.

Staff Recomm. (Full): Commercial uses are appropriate near this major intersection of 2 arterial streets (Chapman Hwy. and

Gov. John Sevier Hwy.) The proposal is an extension of the commercial designation from the south.

Comments:

MPC Action: Approved MPC Meeting Date: 6/8/2006

**Details of MPC action:** 

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 6/8/2006 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: 7/24/2006 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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