

CASE SUMMARY

APPLICATION TYPE: ANNEXATION 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: 6-F-11-RZ
Application Filed: 4/29/2011
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side Chapman Hwy., west of Green Rd.
Other Parcel Info.:
Tax ID Number: 137 18503 **Jurisdiction:** City
Size of Tract: 12.49 acres
Accessibility: Access is via Chapman Hwy., a 4 lane major arterial street with 110-140' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: South County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area along Chapman Hwy. is developed with commercial uses under various commercial zones.

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

Street: 7224 Chapman Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: SC (Shopping Center) & CB (Business & Manufacturing)
Requested Zoning: SC-1 (Neighborhood Shopping Center) or SC-2 (Community Shopping Center)
Previous Requests: None noted
Extension of Zone: Yes, extension of SC-2 from the south, across Chapman Hwy.
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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE PC-1 (Retail & Office Park) zoning.

Staff Recomm. (Full): PC-1 is the most appropriate City commercial zoning for this particular property. It keeps the property in a planned zoning district.

Comments: The SC-1 and SC-2 zoning districts that were advertised have regulations regarding minimum floor areas of anchor tenants and other stores that this site does not currently meet. The site is developed with one large business. The City PC-1 zone is comparable to the previous County SC zone in that they both require use on review approval for new development.

Action: Approved

Meeting Date: 6/9/2011

Details of Action:

Summary of Action: PC-1 (Retail & Office Park)

Date of Approval: 6/9/2011

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 7/12/2011

Date of Legislative Action, Second Reading: 7/26/2011

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (One Reading Only)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: