

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

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

File Number: 6-Q-06-RZ **Related File Number:** 6-F-06-SP
Application Filed: 5/8/2006 **Date of Revision:**
Applicant: ROBERT W. BEDWELL
Owner:

PROPERTY INFORMATION

General Location: North 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:

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:

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:
History of Zoning:

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE SC (Shopping Center) zoning. (Applicant requested CA zoning)

Staff Recomm. (Full): SC zoning will allow the proposed retail shopping center, but will require MPC approval of a use on review development plan prior to construction on this site. The subject property is adjacent to an established residential neighborhood to the north, and the SC zone will require greater building setbacks when abutting residential zoned property. This zone will also require that the applicant address staff's concerns regarding the use of Karla Dr. and Michaels Ln. It is in staff's opinion that access to the site should be limited to Chapman Hwy. Due to the increased amount of development currently taking place in this area, the applicant will be required to contact TDOT in order to receive an entrance permit onto Chapman Hwy. If rezoned to SC, MPC will have the opportunity to adequately address these issues prior to development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning patterns that have been established at this major intersection (Chapman Hwy. and Gov. John Sevier Hwy.).
2. SC zoning is compatible with other properties in the immediate area that are zoned CA for commercial use.
3. SC is a logical extension of commercial zoning from the south. The SC zone requires use on review approval of a development plan prior to construction. This will give MPC 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. More importantly, SC zoning would allow staff to adequately address the impact on surrounding residential properties.

EFFECT 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.
- 3. With regards to access to the subject property, the applicant will be required to contact TDOT to address potential issues regarding the entrance onto Chapman Hwy.
- 4. The recommended SC zoning is compatible with surrounding development and will have a minimal impact on adjacent properties. Potential impacts to adjacent residences 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, CA or SC zoning are compatible with the sector plan.
- 2. This site is located within the Planned Growth Area Growth Policy Plan map.
- 3. This request may lead to future sector plan and rezoning requests in the immediate area, as this property and other located around this intersection develop.

MPC Action: Approved as Modified

MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action: APPROVE SC (Shopping Center) subject to filing agreed upon deed restrictions and access conditions

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

Ordinance Number:

Disposition of Case: Approved as Modified

If "Other":

Amendments:

Approve CA with 2 natural buffers along the adjoining propertylines, and no access on a road that comes through the subdivision

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: