

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT



File Number: 7-A-23-PA **Related File Number:** 7-D-23-RZ
Application Filed: 5/10/2023 **Date of Revision:**
Applicant: VIRGINIA G BURTON

PROPERTY INFORMATION

General Location: South side of Chapman Hwy, east of Ellis Rd, west of Anderson Dr
Other Parcel Info.:
Tax ID Number: 124 I E 029 **Jurisdiction:** City
Size of Tract: 1.11 acres
Accessibility: Access is via Chapman Highway, a major arterial street with a 50-ft pavement width within a 113-ft to 127-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: South County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is in an area of Chapman Highway where there are a mix of low density residential, office and commercial uses. There is a church across the highway to the east. The southern side of the property is bordered by a remnant right-of-way from the former Smoky Mountain Railroad.

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

Street: 6609 CHAPMAN HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: C-H-2 (Highway Commercial), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No, neither the plan designation nor the zoning district would be an extension.
History of Zoning: In 1991, a rezoning from the CA (General Business) district in the County to the R-1 (Low Density Residential) district in the City was approved as part of a City annexation. (9-F-91-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category: GC (General Commercial), HP (Hillside Protection)

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: Jessie Hillman

Staff Recomm. (Abbr.): Deny the One Year Plan amendment to the GC (General Commercial) land use classification because it is not compatible with surrounding land use and infrastructure.

Staff Recomm. (Full):

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There have not been significant changes in this area for several decades. The physical commercial environment in the vicinity has remained static or become vacant, which does not point to a need for expansion of commercial land use to the subject property.

AN ERROR IN THE PLAN:

1. The One Year Plan's LDR (Low Density Residential) classification is consistent among surrounding properties south of Chapman Highway. An amendment to the GC (General Commercial) designation would be out of alignment with the existing land use of adjacent parcels.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. There were several improvements to Chapman Highway that were recommended in a corridor study to address safety issues for turning traffic. To date, these recommendations have not been implemented. The subject property is located at a significant bend in the highway, and commercial land use would likely increase the frequency of turning traffic. This potential impact on traffic at this location is not supported by the current state of the roadway.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There have been no public policy changes pertaining to this request for commercial land uses.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new plans or studies that support a more intensive land use amendment at this location.

OTHER COMMENTS:

1. The One Year Plan describes six standards for the GC classification. They include an emphasis on how such uses should not hinder the proper functioning of the transportation system and a recommendation that a transitional land use class, such as MDR/O (Medium Density Residential/ Office) or O (Office), be used as a buffer between GC and low density residential uses. The plan also describes how commercial sites should be relatively flat, regular in shape and of sufficient size. These standards are not met by the subject property's location, size, shape and slopes.

Action: Denied

Meeting Date: 7/13/2023

Details of Action:

Summary of Action: Deny the One Year Plan amendment to the GC (General Commercial) land use classification because it is not compatible with surrounding land use and infrastructure.

Date of Approval:

Date of Denial: 7/13/2023

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: