

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 7-F-22-SP **Related File Number:** 7-R-22-RZ
Application Filed: 5/27/2022 **Date of Revision:**
Applicant: MARK H. DRIVER

PROPERTY INFORMATION

General Location: Northeast of Chapman Hwy., northwest of E. Gov. John Sevier Hwy.
Other Parcel Info.:
Tax ID Number: 137 199 (PART OF) **Jurisdiction:** County
Size of Tract: 0.92 acres
Accessibility: Access is via Chapman Highway, a major arterial, with a pavement width of 77-ft within a 115-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: South County **Sector Plan Designation:** GC, MDR/O & HP
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area is part of a commercial node at Chapman Highway and E. Governor John Sevier Highway.

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

Street: 7518 Chapman Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: Yes, GC is adjacent. Yes, CA is adjacent.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial), MDR/O (Medium Density Residential/Office) & 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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the sector plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is compatible with the adjacent development.

Staff Recomm. (Full):

Approve the sector plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is compatible with the adjacent development.

Comments:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. An amendment to expand the commercial land use designation was approved in 2019 for the adjacent property to the east to include the lesser slope constrained portions of the site and allow expansion of the commercial zoning. This is a very similar request in that this area is also already developed, so slope constraints would not be a concern with this extension.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced to this area, however, this area is served by a major arterial, Chapman Highway and transit is also available in this commercial corridor.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Although an obvious error in the plan is easily identifiable given the current A zoning, the property has been used for many years for commercial activities. This request recognizes that use through this minor extension of the existing CA zoning.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The adjacent 2019 plan amendment and rezoning to GC and CA respectively noted the existing adjacent transitional land use classification of MDR/O adjacent to the residential development which will remain in this area (see case 3-D-19-RZ / 3-A-19-SP). This request is continuing that line of minor expansion of the existing GC land use classification.

Action:

Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action:

Approve the sector plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is compatible with the adjacent development.

Date of Approval:

7/14/2022

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:

8/22/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: