

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

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File Number: 8-V-05-RZ **Related File Number:**
Application Filed: 7/11/2005 **Date of Revision:**
Applicant: CHAPMAN CITY, INC.
Owner:

PROPERTY INFORMATION

General Location: Southwest side Chapman Hwy., northwest side Simpson Rd.
Other Parcel Info.:
Tax ID Number: 138 PORTION OF 093 OTHER: NORTHWEST OF SIMP **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via Chapman Hwy., a major arterial street with four lanes and a center turn lane within 150' of right of way or Simpson Rd., a local street with 19' of pavement width within 30' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Any use permitted under CA zoning. **Density:**
Sector Plan: South County **Sector Plan Designation:** Agricultural / Rural Residential
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with commercial uses under SC and CA zoning, offices under OB, and residences under A, PR and RA zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC (Shopping Center)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes, extension from the north and south
History of Zoning: None noted

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:** Michael Brusseau**Staff Recomm. (Abbr.):** APPROVE CA (General Business) zoning.**Staff Recomm. (Full):** CA zoning is a logical extension of commercial zoning from the north and south and will establish one zone on the portion of the parcel west of Simpson Rd.**Comments:****NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. CA zoning is compatible with other properties in the immediate area that are zoned CA and SC for commercial use.
3. CA is a logical extension of commercial zoning from the north and south.
4. Establishing CA zoning on the entire portion of the parcel west of Simpson Rd. will allow it to be developed under one zone. The subject property's size makes it more suitable for CA zoning than SC. SC is generally intended for larger shopping center development.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The recommended CA zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes agricultural / rural residential uses for the site. However, the remainder of the subject parcel to the east of Simpson Rd. is proposed for C (Commercial) uses. The rezoning application did not require a sector plan amendment because it was considered a logical extension of the Commercial designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. However, the remainder of parcel 93 to the east of Simpson Rd. is designated Planned Growth Area. Staff is of the opinion that subject property should have been included in the Planned Growth Area on the Growth Policy Plan map because the majority of the parcel east of Simpson Rd. is Planned Growth. Generally parcels are not split into two different designations on the Growth Policy Plan map. This was likely an oversight when the map was produced, due to the split of the parcel by Simpson Rd.
3. This request should not necessarily lead to future rezoning requests for commercial in this immediate area, because all of the surrounding property with Chapman Hwy. frontage is already zoned CA or SC.

MPC Action: Approved**MPC Meeting Date:** 8/11/2005**Details of MPC action:****Summary of MPC action:** APPROVE CA (General Business)**Date of MPC Approval:** 8/11/2005**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:** 9/26/2005**Date of Legislative Action, Second Reading:**

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: