

# 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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-X-05-RZ      **Related File Number:** 8-H-05-SP  
**Application Filed:** 7/13/2005      **Date of Revision:** 7/21/2005  
**Applicant:** GRAHAM CORPORATION  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side W. Governor John Sevier Hwy., southwest of Chapman Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 137 169.01, 246, 247.01    **OTHER:** PART OF 167.01 SE O    **Jurisdiction:** County  
**Size of Tract:** 5 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwellings and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Retail shopping center      **Density:**  
**Sector Plan:** South County      **Sector Plan Designation:** Office and LDR  
**Growth Policy Plan:** Planned Growth Area and Urban 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:** Adjacent property was rezoned CA in Jan. 2005 (12-O-04-RZ/12-C-04-SP).  
**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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA is a logical extension of zoning from the east and west and is compatible with the surrounding zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the surrounding zoning pattern.
2. CA zoning is compatible with other properties in the immediate area that have been zoned CA for commercial use.
3. CA is a logical extension of zoning from the east and west.
4. The subject property will likely be incorporated into the large commercial development that is being proposed to the east.

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 no impact on schools. As part of the previous CA approval to the east, the applicant has submitted a site impact traffic evaluation, which recommends the installation of traffic signals on both Chapman Hwy. and John Sevier Hwy. to access the development. The preliminary development plan also shows access to Marine Rd. and recommends eliminating the Marine Rd. access to Chapman Hwy. This would eliminate the access from Marine Rd. directly to Chapman Hwy. and would provide alternative signalized access.
3. The recommended CA zoning is compatible with surrounding proposed development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the recommended amendment of the South County Sector Plan to commercial for this site, CA zoning is consistent 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 commercial sector plan and rezoning requests in the immediate area, as this and surrounding properties develop.

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: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other": If "Other":

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**