

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT SOUTH COUNTY SECTOR PLAN AMENDMENT

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: 9-A-17-SP **Related File Number:** 9-I-17-RZ
Application Filed: 7/31/2017 **Date of Revision:**
Applicant: HONEY BADGER PROPERTIES

PROPERTY INFORMATION

General Location: Northeast side Chapman Hwy., northeast side E. Circle Dr.
Other Parcel Info.:
Tax ID Number: 138 H A PART OF 014 **OTHER:** PART ZONED A ONLY **Jurisdiction:** County
Size of Tract: 0.8 acres
Accessibility: Access is via Chapman Hwy., a major arterial street with 4 lanes and 50' of pavement width within 115' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking
Surrounding Land Use:
Proposed Use: Expansion of existing self-storage facility **Density:**
Sector Plan: South County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with businesses along Chapman Hwy., zoned CA. To the rear of the businesses are residential and agricultural uses, zoned A.

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

Street: 8234 Chapman Hwy
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: Yes, extension of GC designation and CA zoning from the south
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: GC (General Commercial)

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #9-A-17-SP, amending the South County Sector Plan to GC (General Commercial) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): General commercial uses are appropriate to be extended to the north to accommodate expansion of the existing self-storage facility to the south. It is a logical expansion of the GC designation to include the entire subject parcel.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

No known road or utility improvements have been made recently in this area. However, utilities are in place and Chapman Hwy. is a major arterial street that is adequate to handle traffic that will be generated by commercial development of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan now proposes low density residential uses for the site. The commercial designation does not include the entire subject property. There is not necessarily an error or omission in the plan, but consideration of commercial uses on this site are appropriate, considering that it is a logical, minor expansion of commercial to cover the entire parcel, and considering the property's frontage on a major arterial street. The requested area is composed of about 0.8 acres of the entire 3.29 acre site.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

With previous approvals of commercial zoning and development in the surrounding area, a pattern has been established to allow commercial development in the area.

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

A trend of commercial development has been established all around the site. This proposal continues that trend.

Action: Approved

Meeting Date: 9/14/2017

Details of Action:

Summary of Action: Adopt Resolution #9-A-17-SP, amending the South County Sector Plan to GC (General Commercial) and recommend the Knox County Commission also approve the sector plan amendment.

Date of Approval: 9/14/2017

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: 10/23/2017

Date of Legislative Action, Second Reading: 11/20/2017

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: