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
4 0 0   M a i n   S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number:	9-D-05-RZ	**Related File Number:**
Application Filed:	8/8/2005	**Date of Revision:**
Applicant:	JIM HOLLEMAN	
Owner:		

PROPERTY INFORMATION

General Location: Northeast side Chapman Hwy., southeast side E. Governor John Sevier Hwy.

Other Parcel Info.:

Tax ID Number: 137   206, 206.01   OTHER: PORTION ZONED A   **Jurisdiction:** County

Size of Tract: 3.9 acres

Accessibility: Access is via an unnamed public access road between Chapman Hwy and E. Governor John Sevier Hwy. This access road has 36' of pavement width and 150' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business and vacant land

Surrounding Land Use:

Proposed Use: Retail and office   **Density:**

Sector Plan: South County   **Sector Plan Designation:** Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with businesses along Chapman Hwy., under CA zoning. The surrounding land is either vacant or residential under A or OB zoning.

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: None noted

Extension of Zone: Yes, extension of CA from the 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 is a logical extension of zoning from the south and is compatible with surrounding development.

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. Commercial use of this site is compatible with surrounding properties along Chapman Hwy. that have been developed with commercial uses under CA zoning.
3. CA is a logical extension of zoning from the south.

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 and minimal impact on the street system. Staff would anticipate that access to this site would be from the access road or possibly through the adjacent development from Chapman Hwy.
3. The recommended CA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The recommended CA zoning is an extension of the South County Sector Plan's commercial designation from the south.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future commercial sector plan and rezoning requests in the immediate area.

MPC Action: Approved   **MPC Meeting Date:** 9/8/2005

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 9/8/2005   **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: 10/24/2005   **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: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**