

# 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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Knoxville, Tennessee 37902  
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**File Number:** 9-I-02-RZ                      **Related File Number:**  
**Application Filed:** 8/16/2002              **Date of Revision:**  
**Applicant:** SAM KECK  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North east side Chapman Hwy., northwest side White School Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 138 082                      **Jurisdiction:** County  
**Size of Tract:** 4.76 acres  
**Accessibility:** Access is via Chapman Hwy., a four lane, major arterial street, and White School Rd., a local street with 18' of pavement within a 40' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Condominium development                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This vacant site is at the southeastern edge of the CA commercial strip that extends along this section of Chapman Hwy

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

**Street:** 8402 Chapman Hwy.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:** Property was zoned CA in 2000. (2-D-00-RZ)  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned CA in 2000. (2-D-00-RZ)

### 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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE OB (Office, Medical and Related Services) zoning

Staff Recomm. (Full):

OB zoning would provide a compatible transitional use from the commercial uses along Chapman Hwy. to the scattered residential uses found along White School Rd. The sector plan proposes commercial use for this site.

Comments:

A. Need and justification

1. OB zoning of this site is less intensive than the present CA zoning and permits residential or office use, which is compatible with established development in the area.

2. OB zoning permits suitable uses and scale of development to serve as a transition from the commercial development to the adjoining residential uses to the northeast

B. Effects of Proposal

1. This change in zoning would not adversely impact the surrounding development or add to the traffic flow from the area's commercial, residential, and institutional uses.

C. Conformity with the General Plan

1. OB zoning of this site is supported by the adopted Sector Plan.

2. OB zoning is consistent with the General Plan policy of providing office transitions between commercial and residential development.

3. Office zoning will establish a clear boundary to limit expansion of the CA commercial strip from the west.

MPC Action:

Approved

MPC Meeting Date: 9/12/2002

Details of MPC action:

Summary of MPC action:

APPROVE OB (Office, Medical and Related Services)

Date of MPC Approval:

9/12/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

County Commission

Date of Legislative Action:

10/28/2002

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: