



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 4-E-06-RZ
4-A-06-SP

AGENDA ITEM #: 61
AGENDA DATE: 4/13/2006

▶ **APPLICANT:** GRAHAM CORPORATION
OWNER(S):

CHURCH OF CHRIST CHAPMAN HIGHWAY
DAVID E.. J.F., & JAUNITA RIGGSBEE
HALL ODELL & DOROTHY LIFE ESTATE
MITCHELL HASHMAN

TAX ID NUMBER: 137 167,16701,168-170,16801
JURISDICTION: Commission District 9

▶ **LOCATION:** Northwest and southeast sides W. Gov. John Sevier Hwy., southeast side Abner Cruze Rd., southwest side W. Norton Rd.

▶ **TRACT INFORMATION:** 6.3 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via W. Norton Rd., a local street with 25' of pavement width within 150' of right of way, W. Governor John Sevier Hwy., a major arterial street with 23' feet of pavement width within 170' of right of way, or Abner Cruze Rd., a local street with 18' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knox-Chapman Utility District
Sewer Source: Knoxville Utilities Board

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA (General Business)

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Retail center

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of commercial designation and zoning from the north, south and east

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Abner Cruze Rd. - Dwellings / C / A (Agricultural) and CA (General Business)

ZONING

South: Cleared, graded, vacant land under commercial development / C / CA (General Business)

East: W. Norton Rd. - Businesses / C / C-4 (Highway & Arterial Commercial)

West: Dwelling and vacant land / MDR / RB (General Residential)

NEIGHBORHOOD CONTEXT: The land surrounding the intersection of Chapman Hwy. and W. Gov. John Sevier Hwy. is either developed or being developed with retail and other business uses under C-3, C-4 and CA zoning. Residential uses are located further away from the commercial node, zoned A, RB, RA and PR.

STAFF RECOMMENDATION:

▶ **APPROVE GC (General Commercial) sector plan designation.**

General commercial uses for this site are an extension of the commercial designation and zoning from the north, south and east and are compatible with surrounding development.

▶ **APPROVE CA (General Business) zoning.**

CA is an extension of zoning from the south and east and is compatible with surrounding development and zoning.

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 adjacent properties to the north, south and east that have been zoned CA or C-4 for commercial uses.
3. CA is a logical extension of zoning from the south and east.

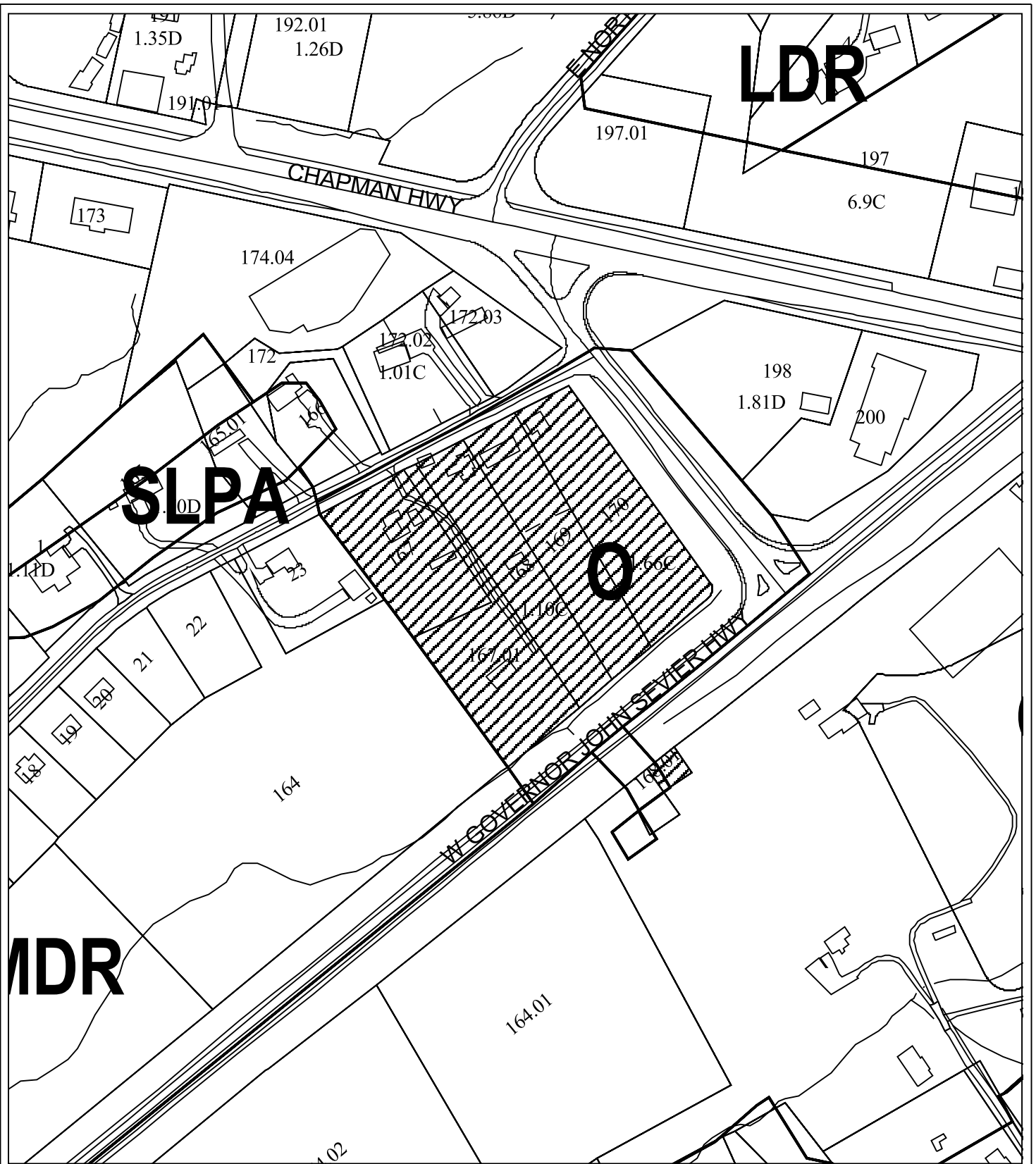
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and minimal impact on the street system.
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. With the recommended amendment of the South County Sector Plan to commercial for this site, CA zoning is consistent with the sector plan. In addition to commercial uses, CA zoning allows most office uses, consistent with the current sector plan designation.
2. This site is located within the Urban Growth Area of Knoxville 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.

If approved, this item will be forwarded to Knox County Commission for action on 5/22/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



4-A-06-SP/4-E-06-RZ
SECTOR PLAN AMENDMENT
SOUTH COUNTY SECTOR PLAN AMENDMENT

From: O (Office)
To: C (Commercial)

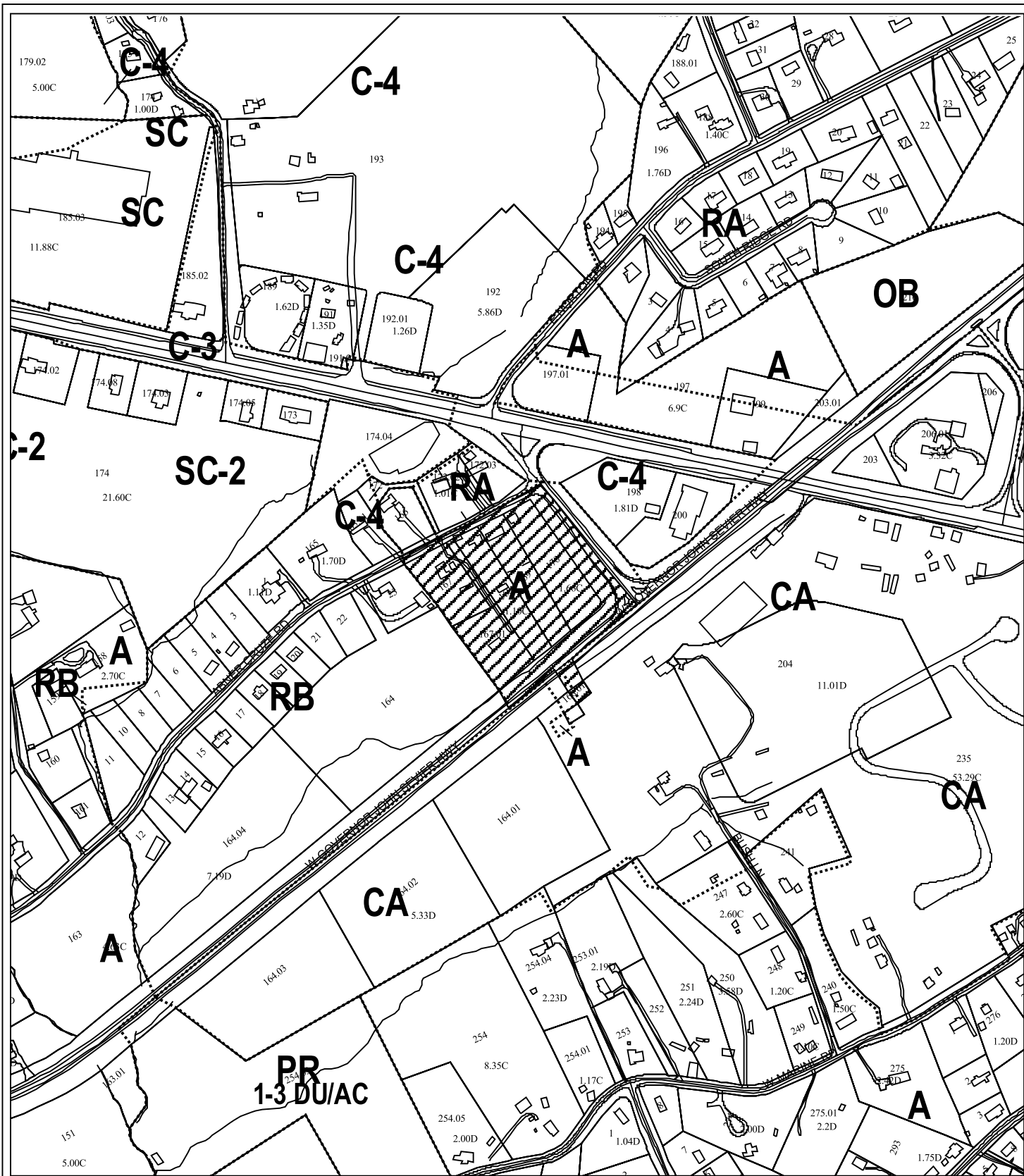
Original Print Date: 03/24/06 Revised: 03/29/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Graham Corporation

Map No: 137

Jurisdiction: County





**4-E-06-RZ
REZONING**

Petitioner: Graham Corporation

Map No: 137

Jurisdiction: County



From: A (Agricultural)

To: CA (General Commercial)

Original Print Date: 03/23/06 Revised: 03/29/06

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902