



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

▶ **FILE #:** 6-Q-06-RZ
6-F-06-SP

AGENDA ITEM #: 79
AGENDA DATE: 6/8/2006

▶ **APPLICANT:** ROBERT W. BEDWELL
OWNER(S):

BROUWER RENAE J
CRESWELL AMOS E TRUSTEE & MARY A TRUSTEE

TAX ID NUMBER: 137 D A 010 137-220, 225.02, 225.03 & 225.04 (PORTION ZONED A)
JURISDICTION: Commission District 9

▶ **LOCATION:** Northeast side Chapman Hwy., southeast of Michaels Ln., southwest end of Karla Dr.

▶ **TRACT INFORMATION:** 4.95 acres.

SECTOR PLAN: South County
GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Chapman Hwy., a major arterial street with 4 lanes and a center turn lane within a 130' of right-of-way. Major improvements have been identified for this section of roadway to cater to the retail development across the highway.

UTILITIES: Water Source: Knox-Chapman Utility District
Sewer Source: Knox-Chapman Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

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

▶ **EXISTING LAND USE:** Vacant commercial building and vacant land

▶ **PROPOSED USE:** Retail center

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of commercial designation from the south.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residential / RB (General Residential)
South: Shopping Center / CA (General Business)
East: Vacant retail / A (Agriculture) & CA (General Business)
West: Vacant retail / A (Agriculture) & CA (General Business)

NEIGHBORHOOD CONTEXT: Property surrounding this site is zoned A, RB, and CA. General commercial uses are in place along Chapman Highway and most other surrounding properties are either vacant or developed with residential uses.

STAFF RECOMMENDATION:

▶ **APPROVE C (Commercial) sector plan designation.**

Commercial uses are appropriate near this major intersection of 2 arterial streets (Chapman Hwy. and Gov. John Sevier Hwy.) The proposal is an extension of the commercial designation from the south.

▶ **APPROVE SC (Shopping Center) zoning. (Applicant requested CA zoning)**

SC zoning will allow the proposed retail shopping center, but will require MPC approval of a use on review development plan prior to construction on this site. The subject property is adjacent to an established residential neighborhood to the north, and the SC zone will require greater building setbacks when abutting residential zoned property. This zone will also require that the applicant address staff's concerns regarding the use of Karla Dr. and Michaels Ln. It is in staff's opinion that access to the site should be limited to Chapman Hwy. Due to the increased amount of development currently taking place in this area, the applicant will be required to contact TDOT in order to receive an entrance permit onto Chapman Hwy. If rezoned to SC, MPC will have the opportunity to adequately address these issues prior to 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 patterns that have been established at this major intersection (Chapman Hwy. and Gov. John Sevier Hwy.).
2. SC zoning is compatible with other properties in the immediate area that are zoned CA for commercial use.
3. SC is a logical extension of commercial zoning from the south. The SC zone requires use on review approval of a development plan prior to construction. This will give MPC staff the opportunity to review plans and address issues such as access, setbacks, landscaping, lighting layout and traffic circulation, as well as other development concerns. More importantly, SC zoning would allow staff to adequately address the impact on surrounding residential properties.

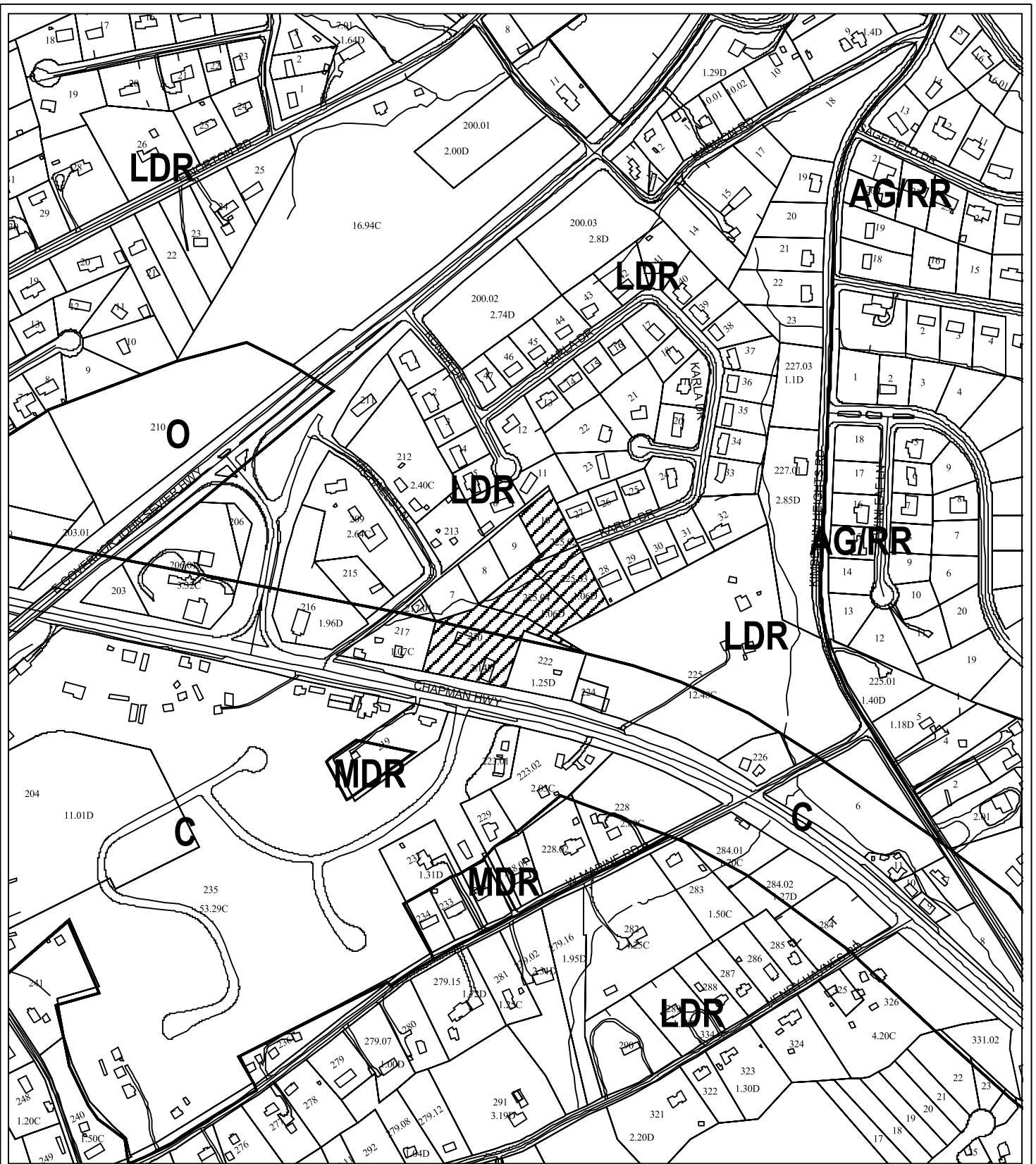
EFFECT OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools.
3. With regards to access to the subject property, the applicant will be required to contact TDOT to address potential issues regarding the entrance onto Chapman Hwy.
4. The recommended SC zoning is compatible with surrounding development and will have a minimal impact on adjacent properties. Potential impacts to adjacent residences can be addressed through the required use on review process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment of the South County Sector Plan to commercial for this site, CA or SC zoning are compatible 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 sector plan and rezoning requests in the immediate area, as this property and other located around this intersection develop.

If approved, this item will be forwarded to Knox County Commission for action on 7/24/2006. 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.




**6-F-06-SP/6-O-06-RZ
SECTOR PLAN AMENDMENT
SOUTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Robert W. Bedwell

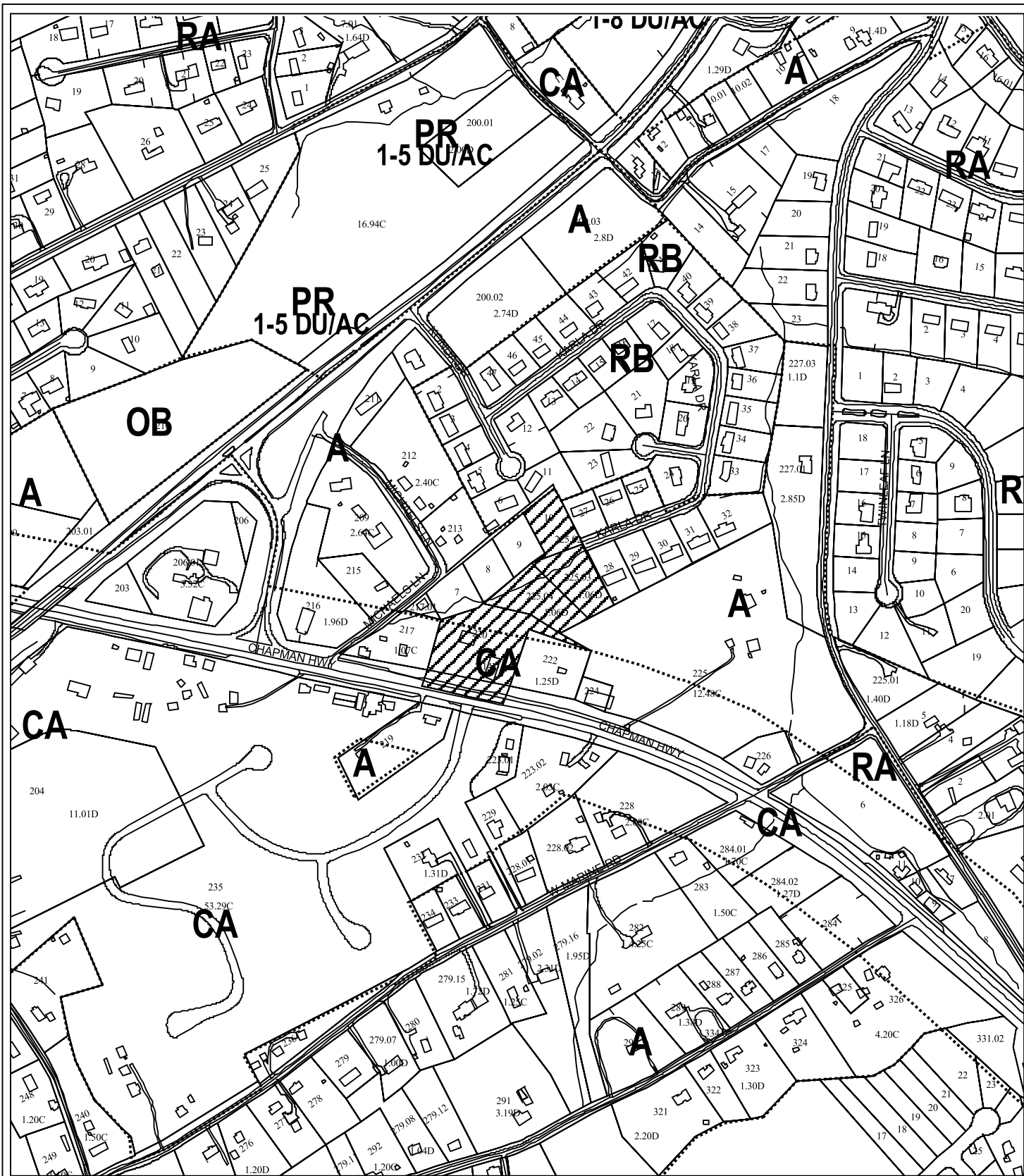
Map No: 137

Jurisdiction: County



 From: LDR (Low Density Residential)
To: C (Commercial)

Original Print Date: 05/24/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**6-Q-06-RZ
REZONING**

Petitioner: Robert W. Bedwell

Map No: 137

Jurisdiction: County



From: A (Agricultural)
To: CA (General Business)

Original Print Date: 05/24/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902