

▶ **FILE #:** 4-I-07-RZ

AGENDA ITEM #: 79

AGENDA DATE: 4/12/2007

▶ **APPLICANT:** **MORGAN, COOK, LATHAM & HOUSER**

OWNER(S):
 LOWELL & LOUISE COOK
 BILLY & PATRICIA HOUSER
 NORMA LATHAM
 KEITH & BEVERLY MORGAN

TAX ID NUMBER: 137 231, PART 232, 233, & 234

JURISDICTION: County Commission District 9

▶ **LOCATION:** **Northwest side W. Marine Rd., southwest of Chapman Hwy.**

▶ **APPX. SIZE OF TRACT:** **4.9 acres**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Marine Rd., a local street with 16' of pavement within a 40' right-of-way.

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

▶ **PRESENT ZONING:** **A (Agricultural)**

▶ **ZONING REQUESTED:** **CA (General Business)**

▶ **EXISTING LAND USE:** **Residences**

▶ **PROPOSED USE:** **Commercial uses**

EXTENSION OF ZONE: Yes, from the north, east and west.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Retail development / CA (General Business) C-3 (General Commercial) - Pending

South: Residences / A (Agricultural)

East: Retail development / CA (General Business) C-3 (General Commercial) - Pending

West: Retail development / CA (General Business) C-3 (General Commercial) - Pending & A (Agricultural)

NEIGHBORHOOD CONTEXT: These properties are located in a developing retail and commercial area at the intersection of Gov. John Sevier Hwy. and Chapman Hwy.

STAFF RECOMMENDATION:

▶ **APPROVE CA (General Business) zoning subject to limiting access to Mountain Grove Dr.**

CA zoning is consistent with surrounding land uses and zoning pattern that has been established near the intersection of Chapman Hwy. and W. Gov. John Sevier Hwy. The sector plan proposes medium density residential uses for this site; however, since it adjoins a commercial designation to the north, a sector plan amendment was not required as part of this request.

COMMENTS:

The subject properties currently have access to W. Marine Rd. Since these properties will eventually be integrated into the retail center that is currently under construction to the north (South Grove Shopping Center), staff is recommending that access be limited to Mountain Grove Dr. The intersection of Chapman Hwy. and Mountain Grove Dr. was improved as part of that development and staff is recommending that access to these properties be limited to this already improved and signalized intersection. Access from W. Marine Rd. onto Chapman Hwy. is currently very dangerous and will eventually be closed.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land use and zoning pattern that was established at this major intersection (Chapman Hwy. and Gov. John Sevier Hwy.).
2. CA zoning is compatible with other properties in the immediate area that are zoned CA for commercial use. Property zoned CA to the north, east and west is in the process of being rezoned to C-3 as they have been annexed into the City of Knoxville. Staff anticipates that the parcels included in this request may also be annexed in the future.
3. CA zoning is a logical extension of commercial zoning from the north, east and west.

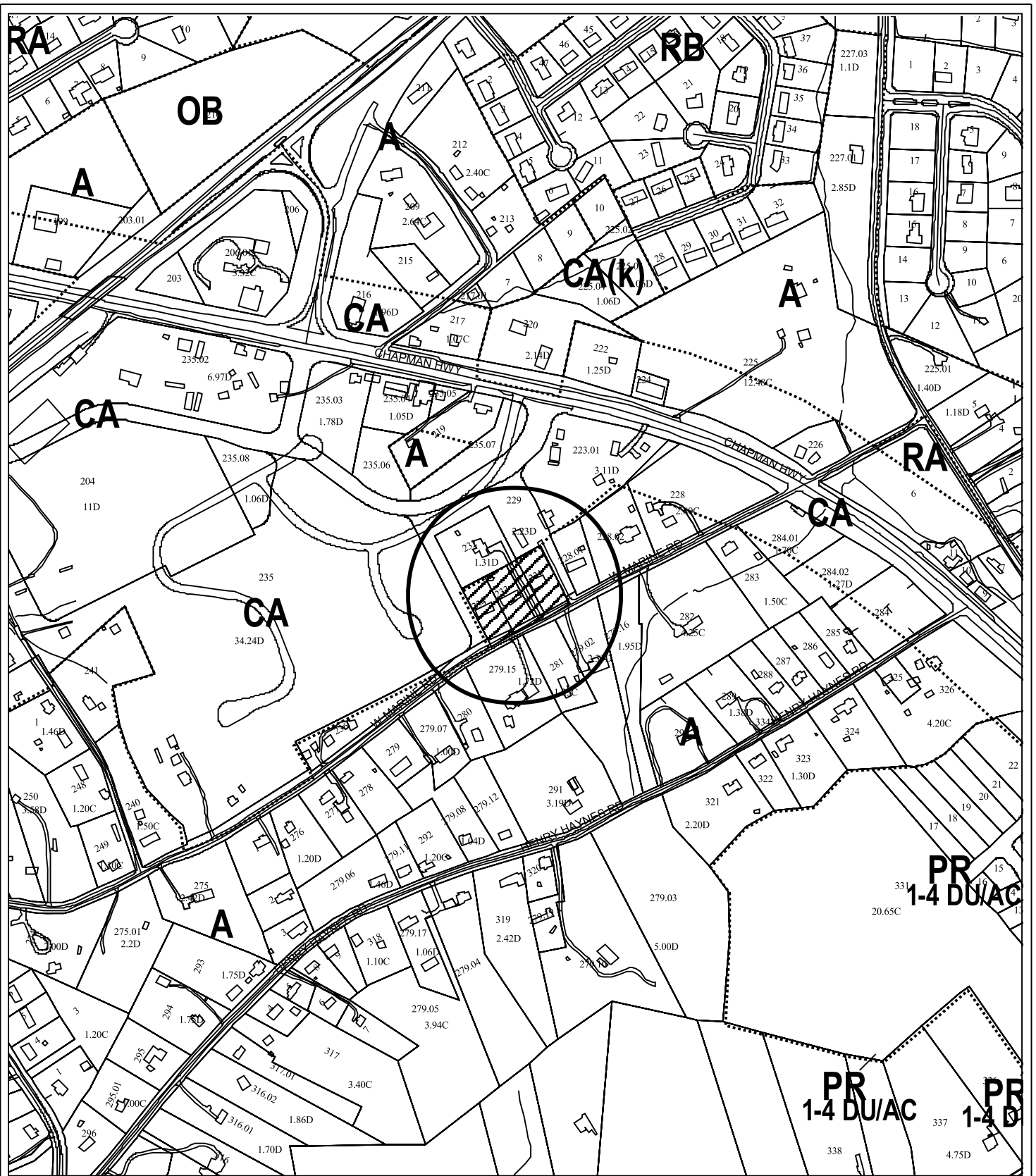
EFFECT OF THE PROPOSAL

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. Staff is recommending that access to the subject properties be limited to Mountain Grove Dr. despite the fact that they currently have access to W. Marine Rd. Mountain Grove Dr. is a more appropriate as it provides a signalized intersection onto Chapman Hwy.
4. The recommended CA zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. CA zoning will be compatible with the sector plan which proposes medium density residential uses since it adjoins a commercially designated area.
2. This site is located within the Planned Growth Area Growth Policy Plan map.
3. This request may lead to future rezoning requests in the immediate area, as this property and others located around this intersection develop.

If approved, this item will be forwarded to Knox County Commission for action on 5/29/2007. 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-I-07-RZ
REZONING**

Petitioner: Morgan, Cook,
Latham & Houser

Map No: 137

Jurisdiction: County



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

Original Print Date: 03/20/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



W-

#79

4-I-D7-RZ

