



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

▶ **FILE #:** 2-E-07-RZ  
2-A-07-SP

**AGENDA ITEM #:** 68  
**AGENDA DATE:** 2/8/2007

▶ **APPLICANT:** **BOBBY AND HERBERT WHITE**  
**OWNER(S):** FRANKLIN KENNETH & MARL WAYNE

**TAX ID NUMBER:** 138 043, 044, 046 PORTION SHOWN AG/RR  
**JURISDICTION:** Commission District 9

▶ **LOCATION:** **Northeast side Chapman Hwy., northwest side E. Hendron Chapel Rd.**

▶ **TRACT INFORMATION:** **7.1 acres.**

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Rural Area

**ACCESSIBILITY:** Access is via Chapman Hwy .,a four lane, major arterial street and Hendron Chapel Rd., a two lane minor arterial street with 20' of pavement within a 40' right-of-way.

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

▶ **PRESENT PLAN DESIGNATION/ZONING:** **A/RR (Agricultural/Rural Residential) / A (Agricultural)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **C (Commercial) / PC (Planned Commercial)**

▶ **EXISTING LAND USE:** **Residential**

▶ **PROPOSED USE:** **General commercial**

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Vacant land / AG/RR/SLPA / A and OB office  
South: Businesses /Commercial / CA Commercial  
East: Residences and vacant land / AG/RR / A Agricultural  
West: Businesses / Commercial/ CA commercial

**NEIGHBORHOOD CONTEXT:** This site is located on the edge of established commercial and residential development that has occurred around the intersection of two arterial streets within CA and Agricultural zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE C (Commercial) designation limited to PC (Planned Commercial) zoning**

A commercial designation for this site is consistent with the recently adopted Chapman Highway Corridor Study which proposed a village center development concept around this intersection which could occur

under the PC zone and will require MPC approval of a development plan regardless of the development proposal.

► **APPROVE PC (Planned Commercial) zoning**

PC zoning will allow retail development, but will require MPC approval of a use on review development plan prior to construction. The PC zone also requires greater building setbacks when adjacent to residential 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. The Commercial designation and PC zoning are compatible with other properties in the immediate area that are zoned CA for commercial use.
3. The Commercial designation and PC zoning permit a logical extension of commercial zoning and development from the southwest.
4. The PC zone requires use on review approval of a development plan prior to construction. This will give 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.

**THE EFFECTS OF THE PROPOSAL**

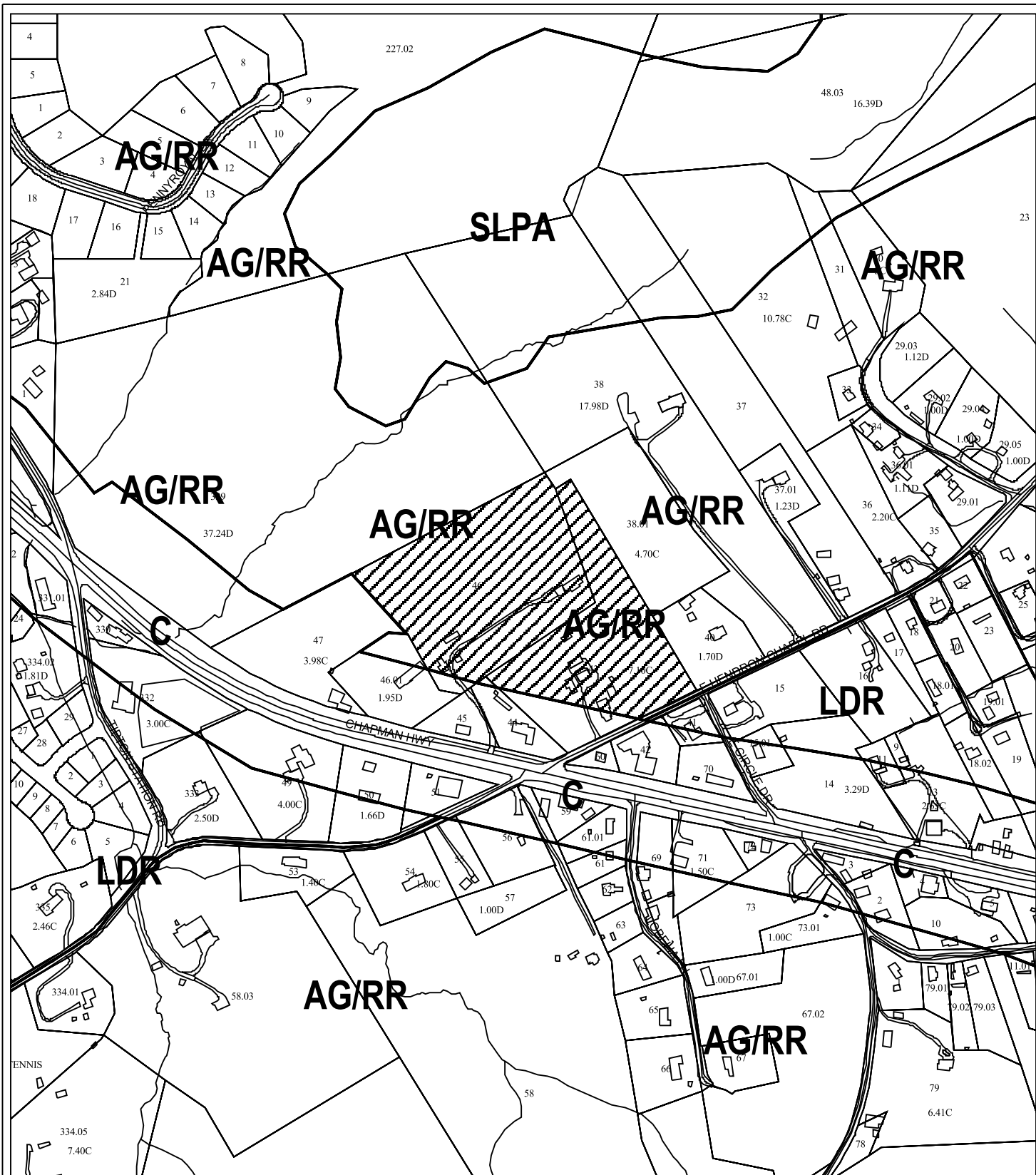
1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. The applicant will have to submit a traffic evaluation for the site if the project generates over 750 Trips per day, or if deemed necessary by the Knox County Engineering Department; regardless, a driveway permit must be obtained from the Department of Transportation and Knox County Engineering Department for proposed curb cuts for this site's development.
3. The PC zoning is compatible with surrounding commercial development, but will have an impact on residential properties to the east along Hendrons Chapel Rd. Potential impacts to adjacent properties 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, PC zoning is consistent with the sector plan.
2. This site is shown as Rural Area and adjacent to the Planned Growth Area on the Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests in the immediate area, as this subject property develops.

If rezoned to PC, the applicant will be required to submit a development plan for use on review by MPC prior to any development of this site.

If approved, this item will be forwarded to Knox County Commission for action on 3/26/2007. 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.



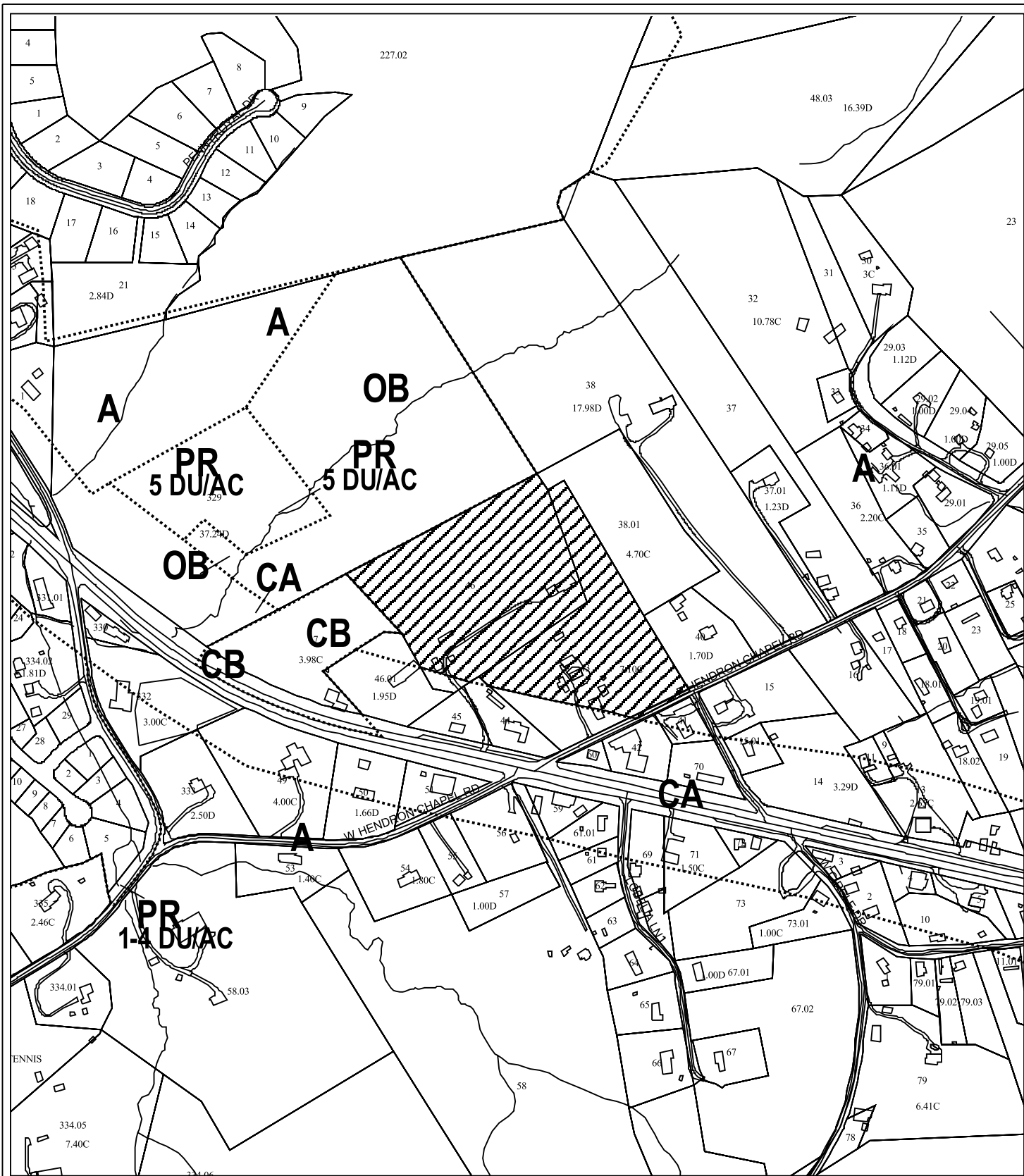
**2-A-07-SP/2-E-07-RZ  
SECTOR PLAN AMENDMENT  
SOUTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Bobby and Herbert White  
 Map No: 138  
 Jurisdiction: County



 From: A/RR (Agricultural/Rural Residential)  
 To: C (Commercial)

Original Print Date: 01/22/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**2-E-07-RZ  
REZONING**

Petitioner: Bobby and Herbert White

Map No: 138

Jurisdiction: County



From: A (Agricultural)  
To: PC (Planned Commercial)

Original Print Date: 01/22/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902