

▶ **FILE #:** 2-N-07-RZ

**AGENDA ITEM #:** 77

**AGENDA DATE:** 2/8/2007

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): SOUTH GROVE GP

TAX ID NUMBER: 137 168.01, 204, 235, 245 AND PORTION OF 229 (MAP ON FILE.)

JURISDICTION: City Council District 1

▶ **LOCATION:** Southwest side Chapman Hwy. southeast side W. Governor John Sevier Hwy.

▶ **APPX. SIZE OF TRACT:** 73.3 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Chapman Hwy, a 4 and 5-lane major arterial street, and W. Governor John Sevier Hwy., a 2-lane major arterial street.

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

▶ **PRESENT ZONING:** No Zone (formerly CA (General Business))

▶ **ZONING REQUESTED:** C-3 (General Commercial)

▶ **EXISTING LAND USE:** Shopping center

▶ **PROPOSED USE:** shopping center

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was zoned CA in 2004

SURROUNDING LAND USE AND ZONING: North: Businesses / CA Commercial

South: Residences / A Agricultural

East: Chapman Hwy. and businesses / CA Commercial

West: Vacant land and residences / CA, RB and A Agricultural

NEIGHBORHOOD CONTEXT This site is part of a commercial node that has developed around the Governor John Sevier Hwy/ Chapman Hwy intersection under CA, C-4 zones

**STAFF RECOMMENDATION:**

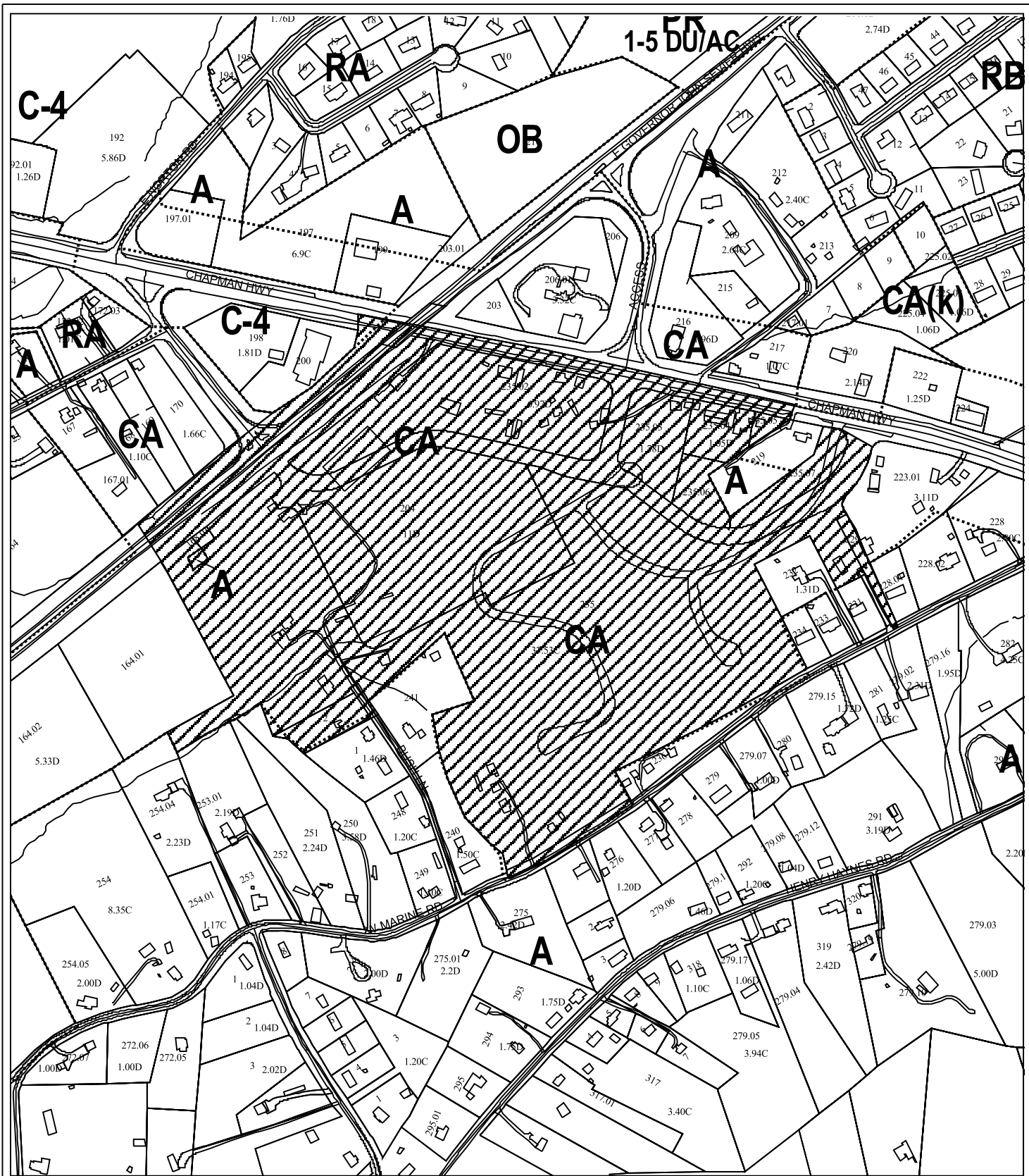
▶ **APPROVE C-3 (General Commercial) zoning**

C-3 zoning is a comparable city zone to the former county CA zone of the property and permits the shopping center developing on the site.

**COMMENTS:**


Other commercial zoning around this intersection is zoned CA and C-4.

If approved, this item will be forwarded to Knoxville City Council for action on 3/13/2007 and 3/27/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**2-N-07-RZ  
GOVERNMENTAL REZONING**

Petitioner: City of Knoxville  
 Map No: 137  
 Jurisdiction: City

 From: No Zone  
 To: C-3 (General Commercial)  
 Original Print Date: 01/19/07    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

