

▶ **FILE #:** 1-D-11-RZ **AGENDA ITEM #** 23  
 1-A-11-SP **AGENDA DATE:** 1/13/2011

▶ **APPLICANT:** **ROGER MOORE**  
 OWNER(S): Stephen C. Frazier

TAX ID NUMBER: 137 219 PORTION ZONED A  
 JURISDICTION: Commission District 9

▶ **LOCATION:** **South side Chapman Hwy., west of Mountain Grove Dr.**

▶ **TRACT INFORMATION:** **0.75 acres.**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access to the site is via Chapman Hwy., a major arterial street with four lanes and a center turn lane within 130' of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Burnett Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **MDR (Medium Density Residential) / A (Agricultural)**

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

▶ **EXISTING LAND USE:** **Two abandoned dwellings**

▶ **PROPOSED USE:** **Commercial**

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension C plan designation and CA zoning

HISTORY OF ZONING REQUESTS: None noted for this site

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
 North: Residence / C / CA (General Business)  
 South: Vacant land / C / C-3 (General Commercial)

East: Vacant land / C / C-3 (General Commercial)

West: Restaurant / C / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: The area surrounding this site is developing with various commercial/retail uses under C-3 zoning. The commercial development is called South Grove.

**STAFF RECOMMENDATION:**

▶ **WITHDRAW the sector plan amendment request.**

Staff discovered that this site was actually rezoned to CA in 1980, but was never updated on the zoning maps, so neither the sector plan amendment nor rezoning requests are necessary.

▶ **WITHDRAW the rezoning request.**

Staff discovered that this site was actually rezoned to CA in 1980, but was never updated on the zoning maps, so neither the sector plan amendment nor rezoning requests are necessary.

**COMMENTS:**

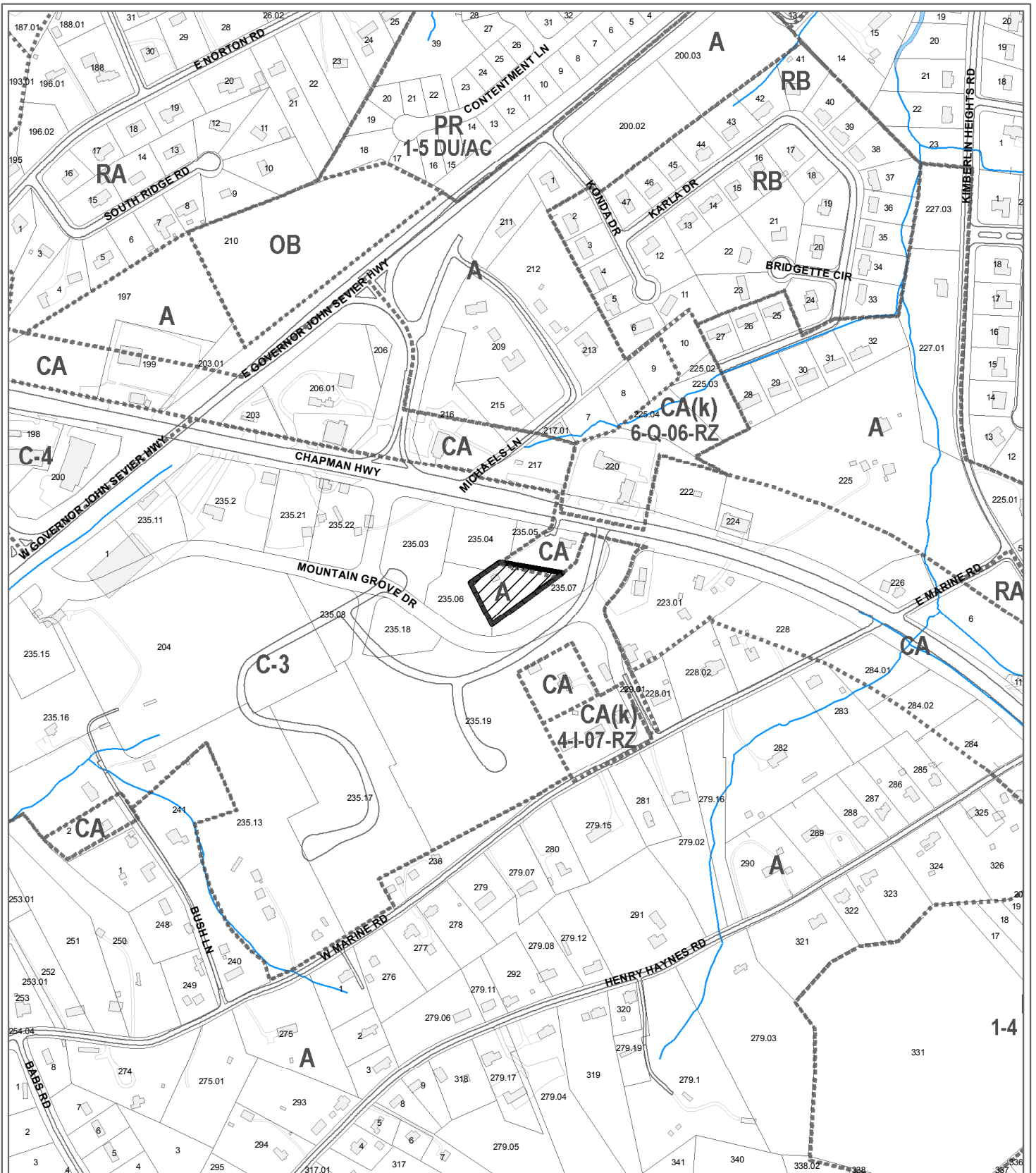
The South County sector plan will be updated later this year and the sector plan will be corrected to commercial as part of that update.

The applicants were informed that these requests would not be necessary and that they will be refunded the application fees upon return of the appropriate withdrawal request forms to staff. The forms were sent to the applicants, but as of the date of this report, had not been returned to MPC staff.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/28/2011. 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.



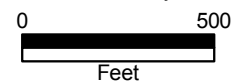
**1-D-11-RZ  
REZONING**

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

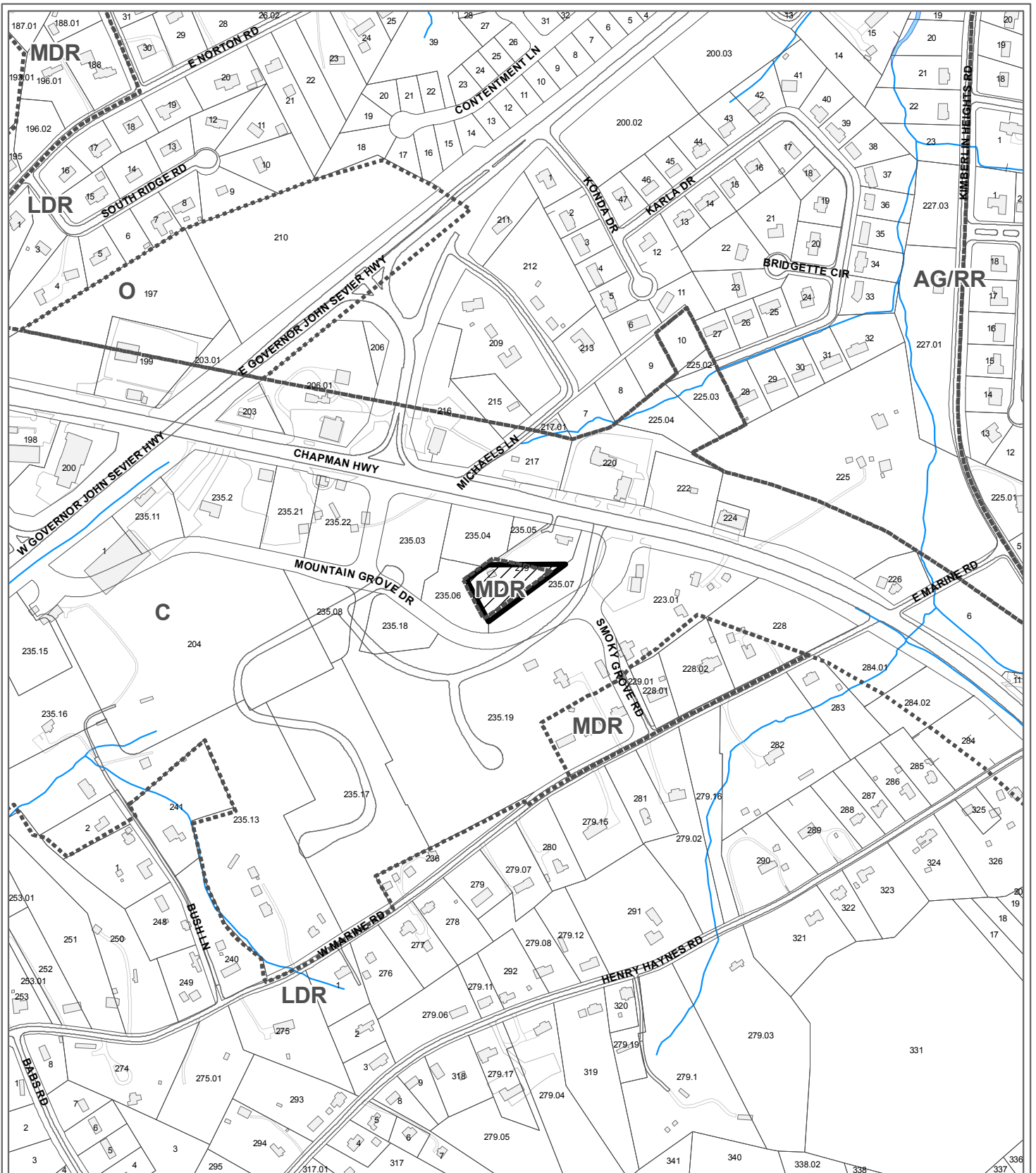


Petitioner: Moore, Roger

Map No: 137  
Jurisdiction: County



Original Print Date: 12/22/2010 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**1-A-11-SP / 1-D-11-RZ  
SOUTH COUNTY SECTOR PLAN AMENDMENT**

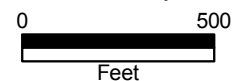
From: MDR (Medium Density Residential)  
To: C (Commercial)



Petitioner: Moore, Roger

Map No: 137

Jurisdiction: County



Original Print Date: 12/22/2010      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902