

▶ **FILE #:** 6-F-11-RZ

AGENDA ITEM # 27

AGENDA DATE: 6/9/2011

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): NOVA SERVICES LIMITED PARTNERSHIP

TAX ID NUMBER: 137 18503

JURISDICTION: City Council District 1

▶ **LOCATION:** North side Chapman Hwy., west of Green Rd.

▶ **APPX. SIZE OF TRACT:** 12.49 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Chapman Hwy., a 4 lane major arterial street with 110-140' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Stock Creek

▶ **PRESENT ZONING:** No Zone (formerly SC (Shopping Center) & CB (Business & Manufacturing))

▶ **ZONING REQUESTED:** SC-1 (Neighborhood Shopping Center) or SC-2 (Community Shopping Center)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Commercial

EXTENSION OF ZONE: Yes, extension of SC-2 from the south, across Chapman Hwy.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant alnd and residences / C-4 (Highway & Arterial Commercial), A-1 (General Agricultural)

South: Chapman Hwy. - Shopping center / SC-2 (Community Shopping Center)

East: Commercial uses / C-4 (Highway & Arterial Commercial)

West: Commercial uses/ SC (Shopping Center) and CB (Business & Manufacturing)

NEIGHBORHOOD CONTEXT: This area along Chapman Hwy. is developed with commercial uses under various commercial zones.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE PC-1 (Retail & Office Park) zoning.**

PC-1 is the most appropriate City commercial zoning for this particular property. It keeps the property in a planned zoning district.

COMMENTS:

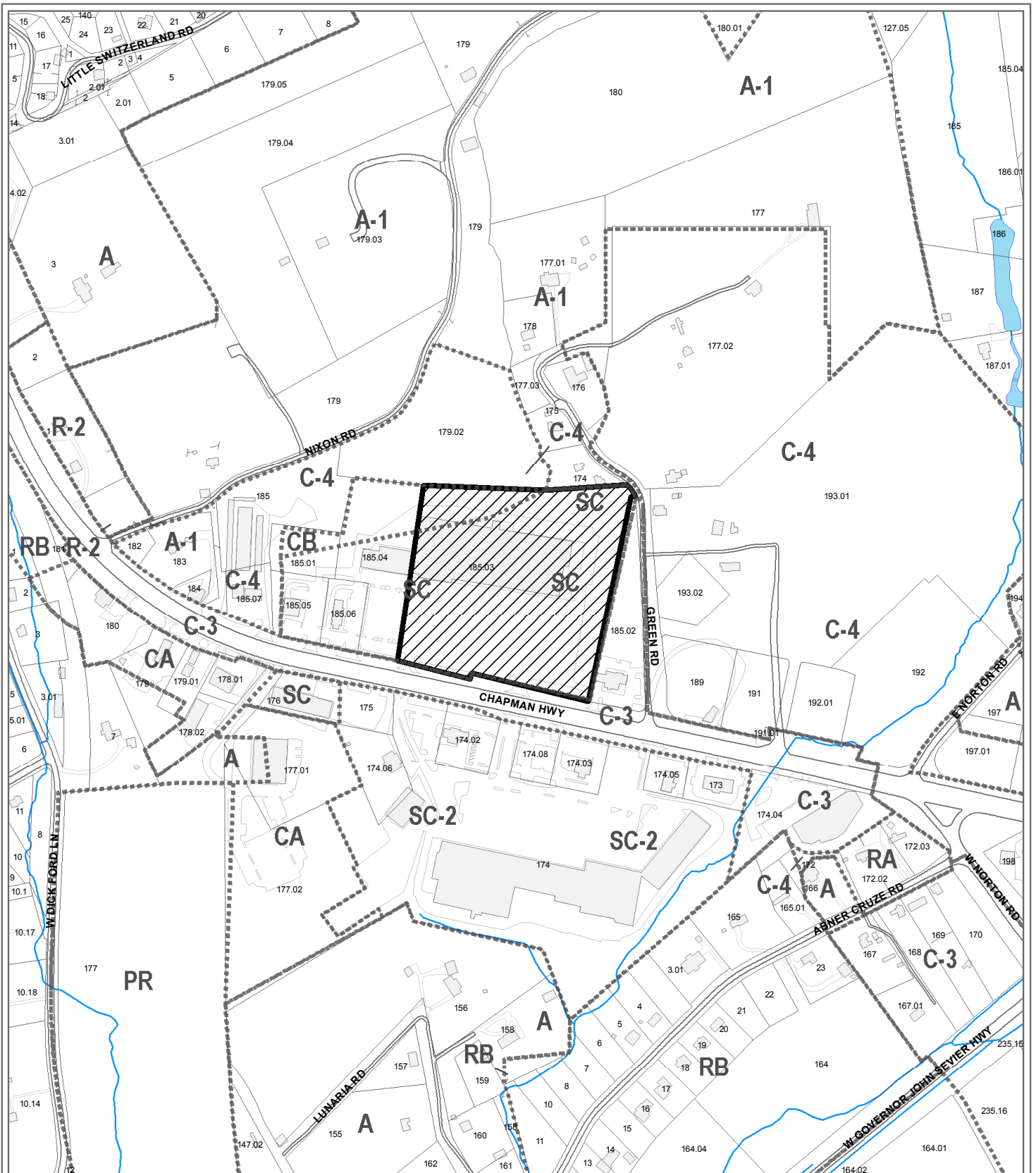
The SC-1 and SC-2 zoning districts that were advertised have regulations regarding minimum floor areas of anchor tenants and other stores that this site does not currently meet. The site is developed with one large business. The City PC-1 zone is comparable to the previous County SC zone in that they both require use

on review approval for new development.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 7/12/2011 and 7/26/2011. 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.



**6-F-11-RZ
GOVERNMENTAL REZONING**

From: No Zone

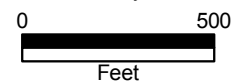
To: SC-1 (Neighborhood Shopping Center) or SC-2 (Community Shopping Center)



Petitioner: City of Knoxville

Map No: 137

Jurisdiction: City



Original Print Date: 5/19/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902