

REZONING REPORT

▶ **FILE #:** 6-D-20-RZ

AGENDA ITEM #: 14

AGENDA DATE: 6/11/2020

▶ **APPLICANT:** MARNIE BAILEY

OWNER(S): Marnie Bailey

TAX ID NUMBER: 109 H A 023 & 024

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 3029 & 3107 Chapman Hwy.

▶ **LOCATION:** West side of Chapman Hwy., northwest of the interseciton of Woodlawn Pk.

▶ **APPX. SIZE OF TRACT:** 7685 square feet

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Chapman Highway, a TDOT owned 4-lane major arterial with a pavement width of 70 feet and a right-of-way width of 100 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

▶ **PRESENT ZONING:** C-G (General Commercial) -2 and HP (Hillside Protection)

▶ **ZONING REQUESTED:** C-H (Highway Commercial) -1 and HP (Hillside Protection)

▶ **EXISTING LAND USE:** Office

▶

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Office, Agriculture/forestry/vacant - C-G-2 (General Commercial), RN-1 (Single Family Residential), HP

South: Office, Agriculture/forestry/vacant - C-G-2 (General Commercial), OS (Parks & Open Space), HP (Hillside Protection Overlay)

East: Office, Multifamily, Office - C-G-2 (General Commercial), HP (Hillside Protection Overlay)

West: Agriculture/forestry/vacant, Public park - O (Office), RN-1 (Single Family Residential), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This area is within approximately 200 feet of the intersection with Woodlawn Pike and the entrance to Fort Dickerson Park. The area is characterized by a mix of commercial, office, multifamily residential, and park land.

STAFF RECOMMENDATION:

▶ **Deny C-H-1 (Highway Commercial) zoning district because higher-intensity commercial uses of a predominately auto-oriented character permitted by this zone district are not in line with the One Year Plan, South Sector Plan nor the Chapman Highway Implementation Plan.**

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This segment of Chapman Highway coming out of downtown, near the entrance to Fort Dickerson Park is likely to have the highest pedestrian, bicycle and transit activity of an section of the highway.
2. Higher intensity uses permitted in the C-H-1 (Highway Commercial) zone are more auto-oriented in character and allow permanent outdoor service and storage.
3. The Chapman Highway Implementation Plan (2019) recommended several improvements to this segment of Chapman Highway to accommodate the growing pedestrian activity in this area (See Exhibit A -Contextual Maps).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The C-H-2 (Highway Commercial) zoning district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The C-H District regulations are intended to ensure the mitigation of any potential impacts related to such establishments on neighboring uses. The C-H District is divided into two levels of intensity related to the overall form and design of the development; however, uses are the same across all levels.
2. The existing C-G-2 (General Commercial) zoning District is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The C-G District is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces. The C-G District is divided into three levels of intensity related to the overall form and design of the development; however, uses are the same across all levels. This zone is intended primarily for indoor commercial uses with limited exceptions per special use approval.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The addition of C-H-2 zoning in this segment of Chapman Highway could present challenges for increasing pedestrian, bicycle and transit activity because of the higher intensity auto-oriented uses permitted by C-H-2 zoning.

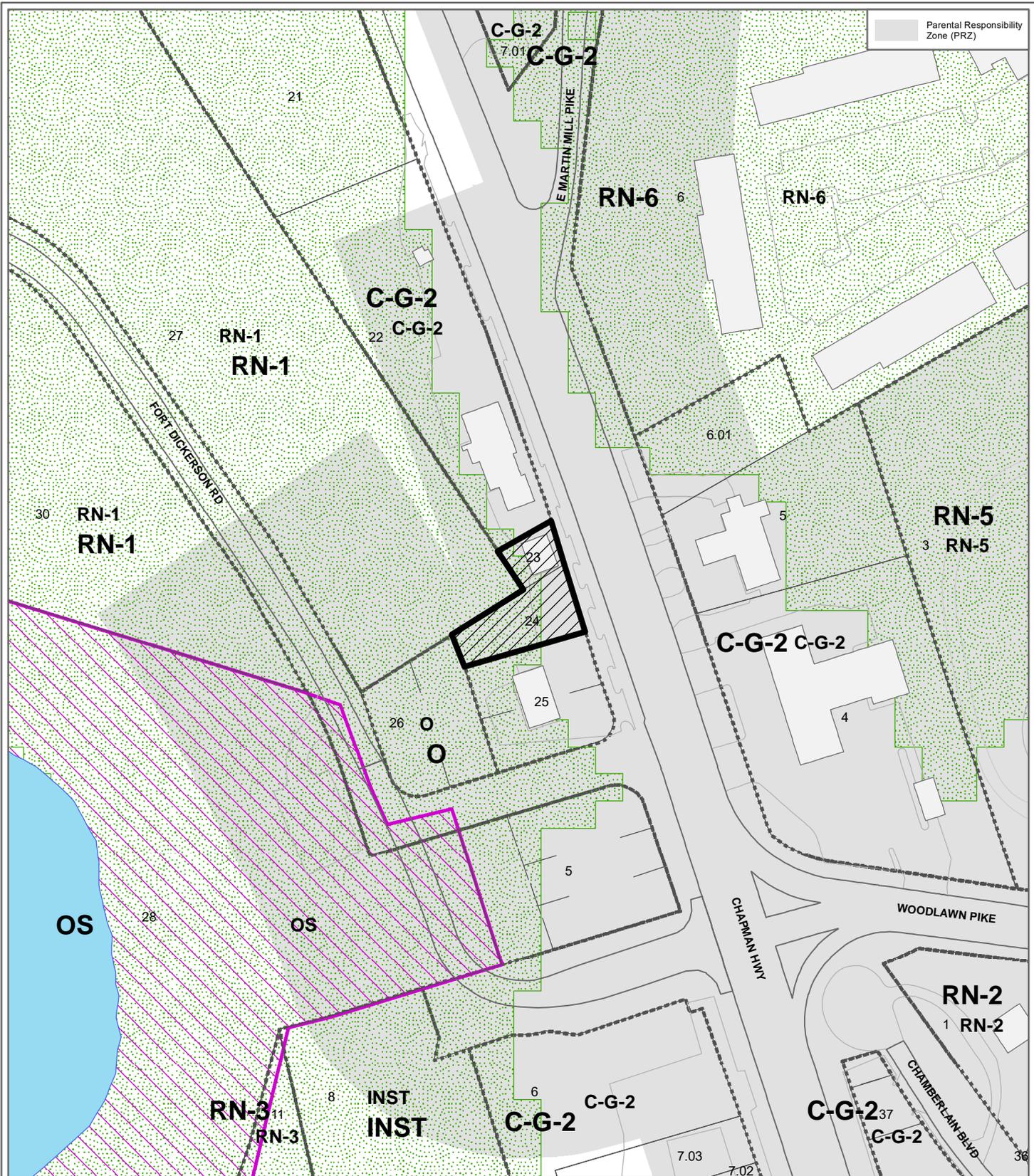
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The South City Sector Plan, One Year Plan, and Chapman Highway Implementation Plan all call for a mix of walkable, pedestrian-oriented retail, office and residential uses in this first segment of Chapman Highway.
2. Fort Dickerson Park is an important asset for the City of Knoxville's Park and Urban Wilderness system, pedestrian and bicycle activity and residential growth in and around the South Waterfront area are expected to grow.
3. A zone district that would permit higher intensity auto oriented uses at this location would be in conflict with the adopted plans for this area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 7/14/2020 and 7/28/2020. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



**6-D-20-RZ
REZONING**

From: C-G (General Commercial) -2
To: C-H (Highway Commercial) -1



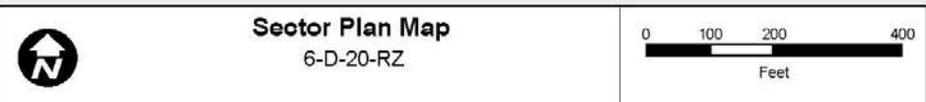
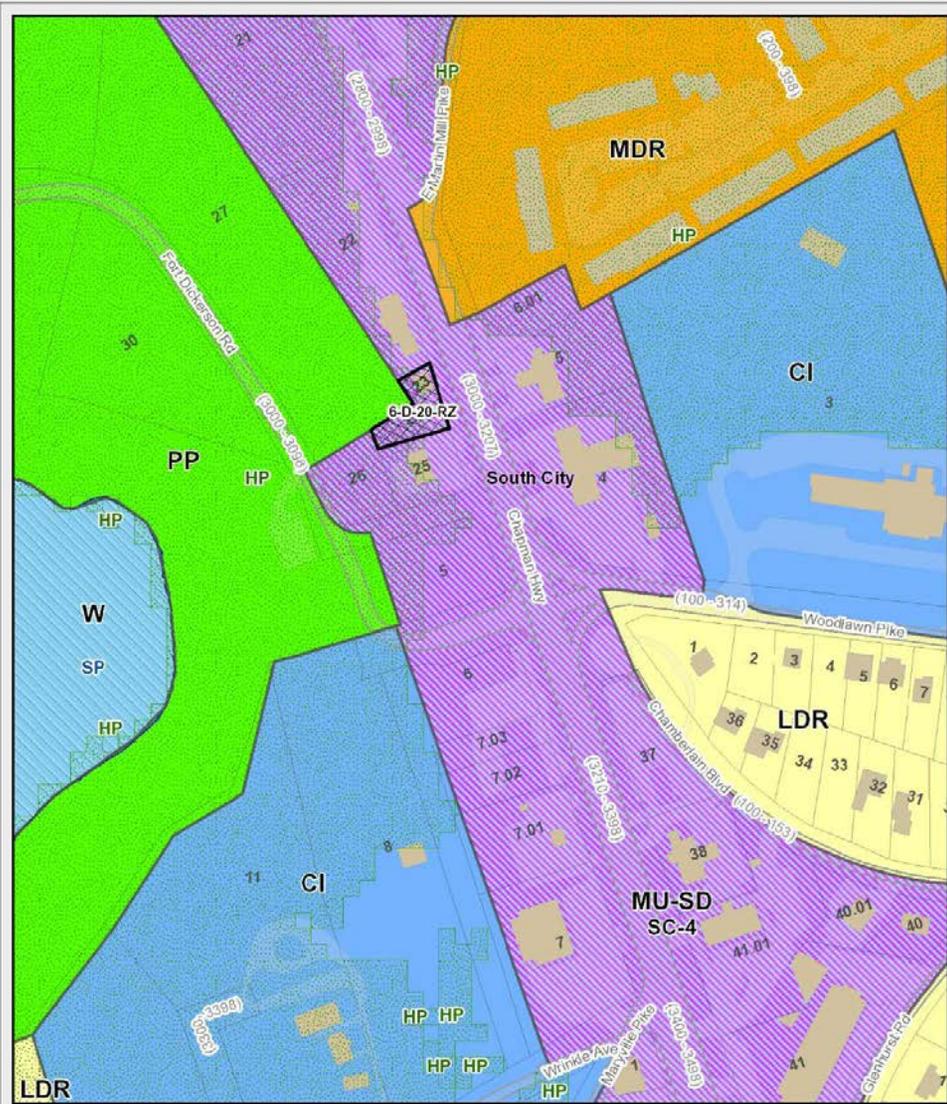
Original Print Date: 5/18/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Bailey, Marnie

Map No: 109
Jurisdiction: City

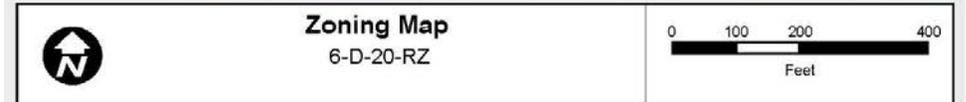
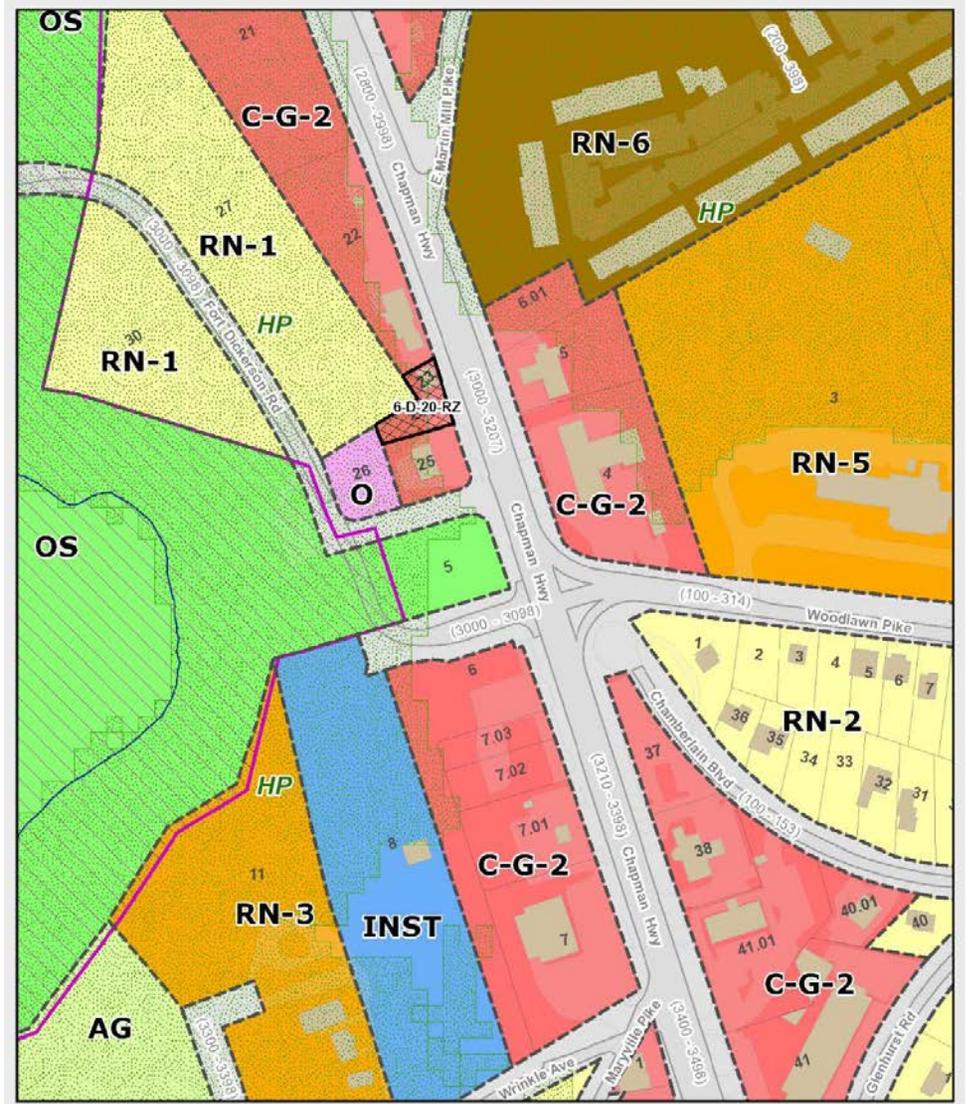


6-D-20-RZ: Exhibit A – Contextual Images



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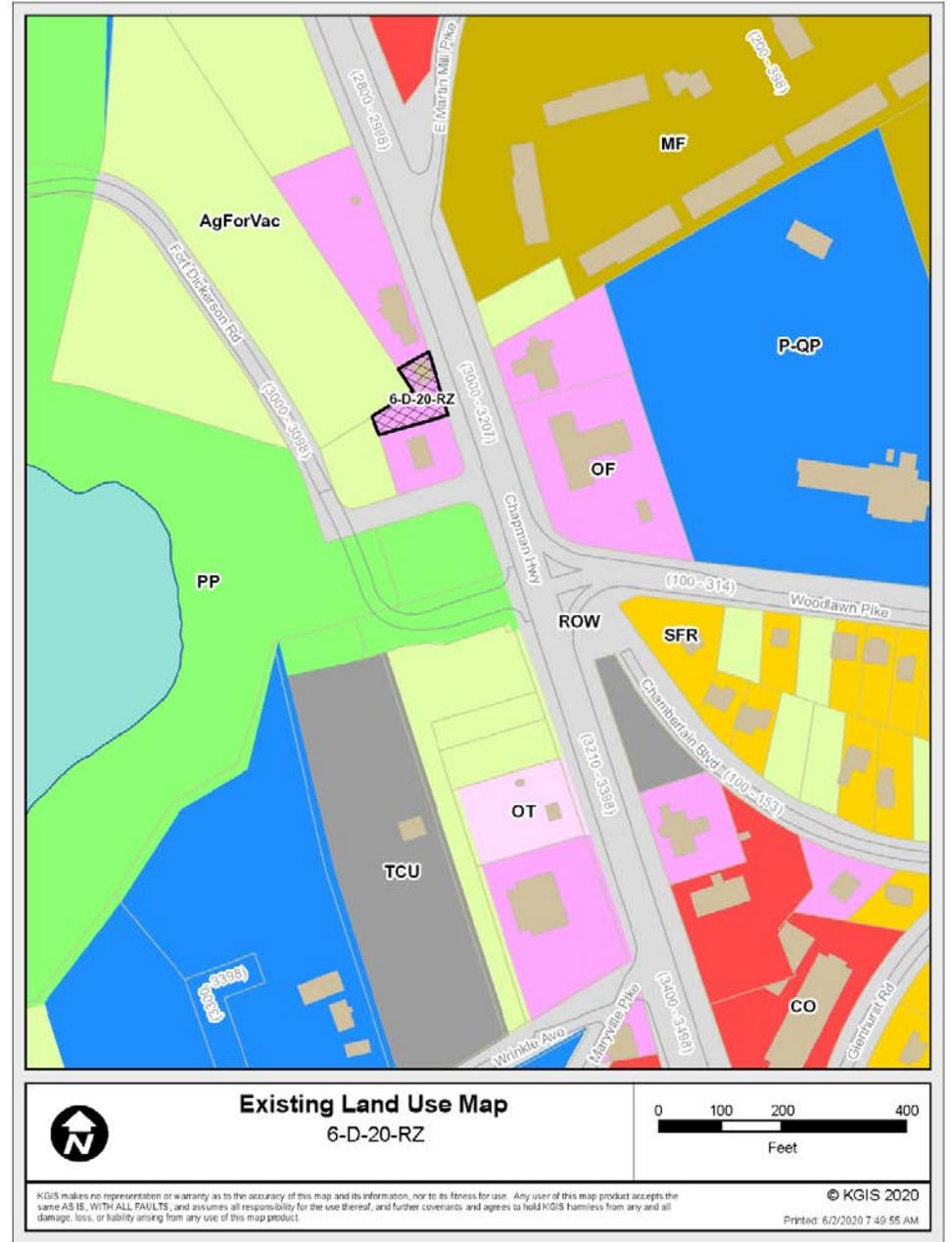
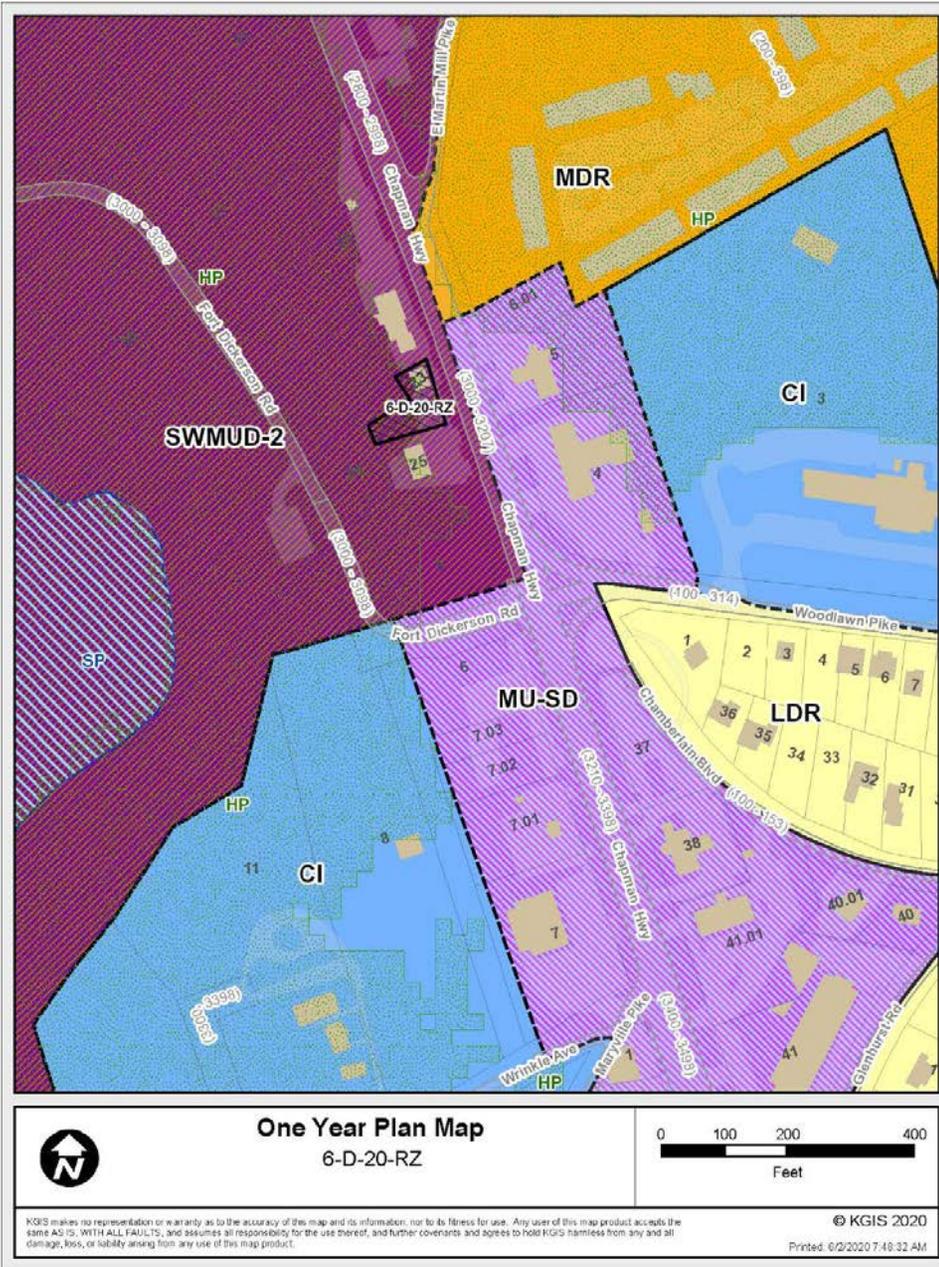
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6-D-20-RZ: Exhibit A – Contextual Images



6-D-20-RZ: Exhibit A – Contextual Images

Chapman Highway Implementation Plan (2019)

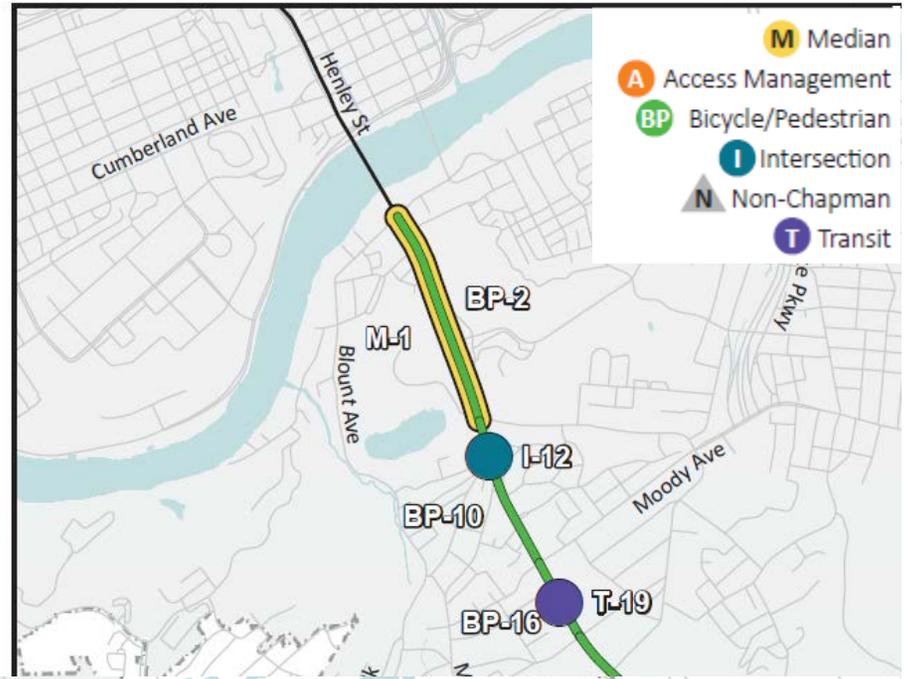
LOCATIONS OF PRIORITIZED PROJECTS — TIER 1



Aerial Map
6-D-20-RZ

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Prioritized Projects – Tier 1		
I-12	Maryville Pk, Martin Mill Pk	Evaluate Realignment/Consolidation of Two Intersections
I-26	Stone Rd	Construct Left-Turn Lanes (interim project)
M-30	Lakeview Dr to Chapman Ford Crossing	Widen for Center Left-Turn Lane (or Landscaped Median)
M-43	Nixon Rd to Mountain Grove Dr	Maintain Center Left-Turn Lane (or Convert to Landscaped Median)
M-24	Overbrook Dr to Lakeview Dr	Widen for Center Left-Turn Lane (or Landscaped Median)
M-39	Chapman Ford Crossing to Nixon Rd	Widen for Center Left-Turn Lane (or Landscaped Median)
BP-2	Blount Ave to Fort Dickerson Rd	Provide Landscaped Buffer, Separated Bicycle Lanes, Sidewalks
T-19	Between Moody Ave and Young High Pk	Transit Super Stop (for Improved Headways and Transfers)
M-1	Blount Ave to Fort Dickerson Rd	Widen for Landscaped Median
BP-10	Fort Dickerson Rd to Moody Ave	Provide Landscaped Buffer, Separated Bicycle Lanes, Sidewalks
BP-16	Moody Ave to Young High Pk	Provide Landscaped Buffer, Separated Bicycle Lanes, Sidewalks
BP-17	Young High Pk to Overbrook Dr	Provide Landscaped Buffer, Sidewalk, Shared Use Trail

Segment 1

Segment 1 will likely be the location with the greatest amount of pedestrian, bicycle, and transit activity along Chapman Highway. As a result, the selection of its final cross-section needs to be a complete street, providing facilities for all transportation modes. This would include separation between non-motorized users (bicyclists and pedestrians) and motorized vehicles. Additional right-of-way may be necessary to widen Chapman

Highway to incorporate sidewalks, shared use paths, and separated bicycle lanes - however, these costs and impacts should be strongly considered because of the higher demand for pedestrian, bicycle, and transit alternatives along Segment 1 of Chapman Highway. As this proposed typical section is implemented, additional intersection improvements will be needed to create a predictable and consistent travel environment amongst all modes of

travel. Segment 1 features the following components:

- ▶ 6-foot sidewalk (both sides)
- ▶ 6-foot bicycle lane separated by a 5-foot landscaped buffer (both sides)
- ▶ Maintain center left-turn lane or widen for landscaped median

The proposed typical sections for Segment 1 are shown in Figure 17 (turn lane) and Figure 18 (landscaped median).

Figure 17: Proposed Typical Section (Turn Lane)

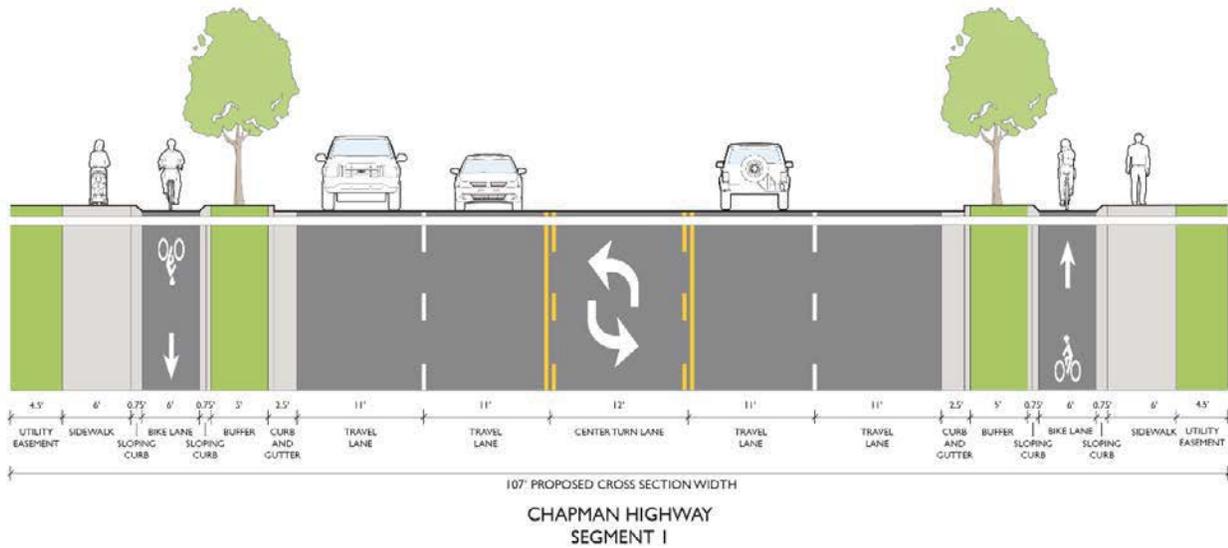
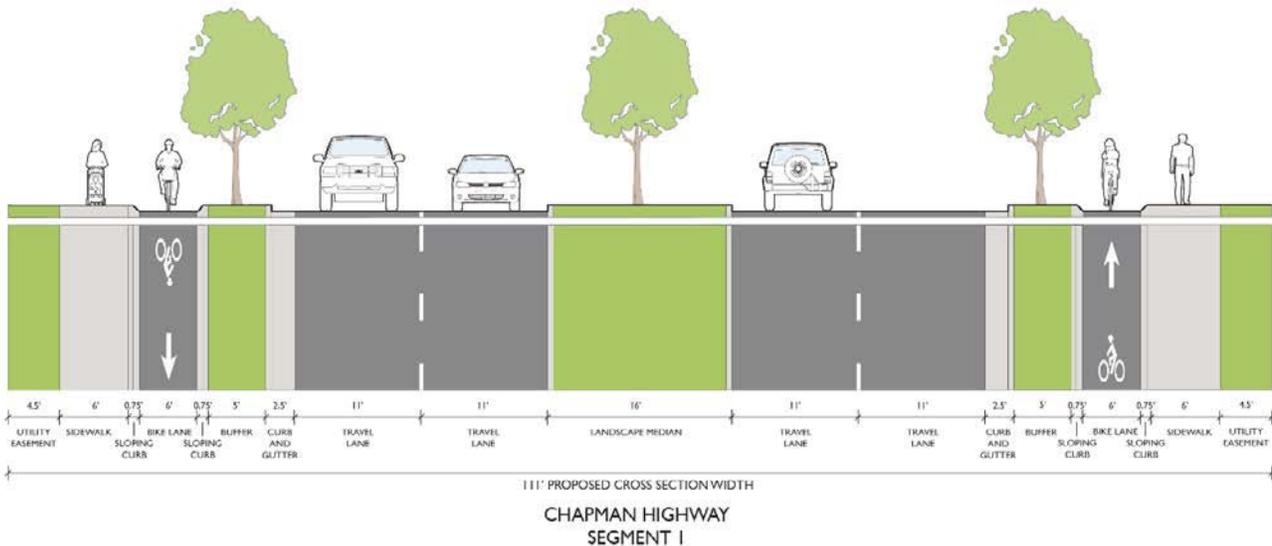


Figure 18: Proposed Typical Section (Landscaped Median)





DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Marnie Bailey

Owner

Applicant Name

Affiliation

April 23, 2020

June 11, 2020

6-D-20-RZ

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Marnie Bailey

Self

Name

Company

3029 and 3107 Chapman Highway

Knoxville

TN

37920

Address

City

State

Zip

8653108234

marniebailey08@gmail.com

Phone

Email

CURRENT PROPERTY INFO

9629 Stone Canyon Lane

8653108234

Owner Name (if different)

Owner Address

Owner Phone

3029 and 3107 Chapman Highway

109HA023 & 109HA024

Property Address *W/S Chapman Hwy, NW of intersection of Woodlawn Pk.* Parcel ID

Chapman Highway next to Crow's Alignment and the lot with the White Vans

7,685 square feet

General Location

Tract Size

City Council District 1st

C-G-2

Jurisdiction (specify district above)

- City
- County

Zoning District

South City

MU-SD SC-4

w/in City of Knoxville

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Commercial Bldg & Parking Lot

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

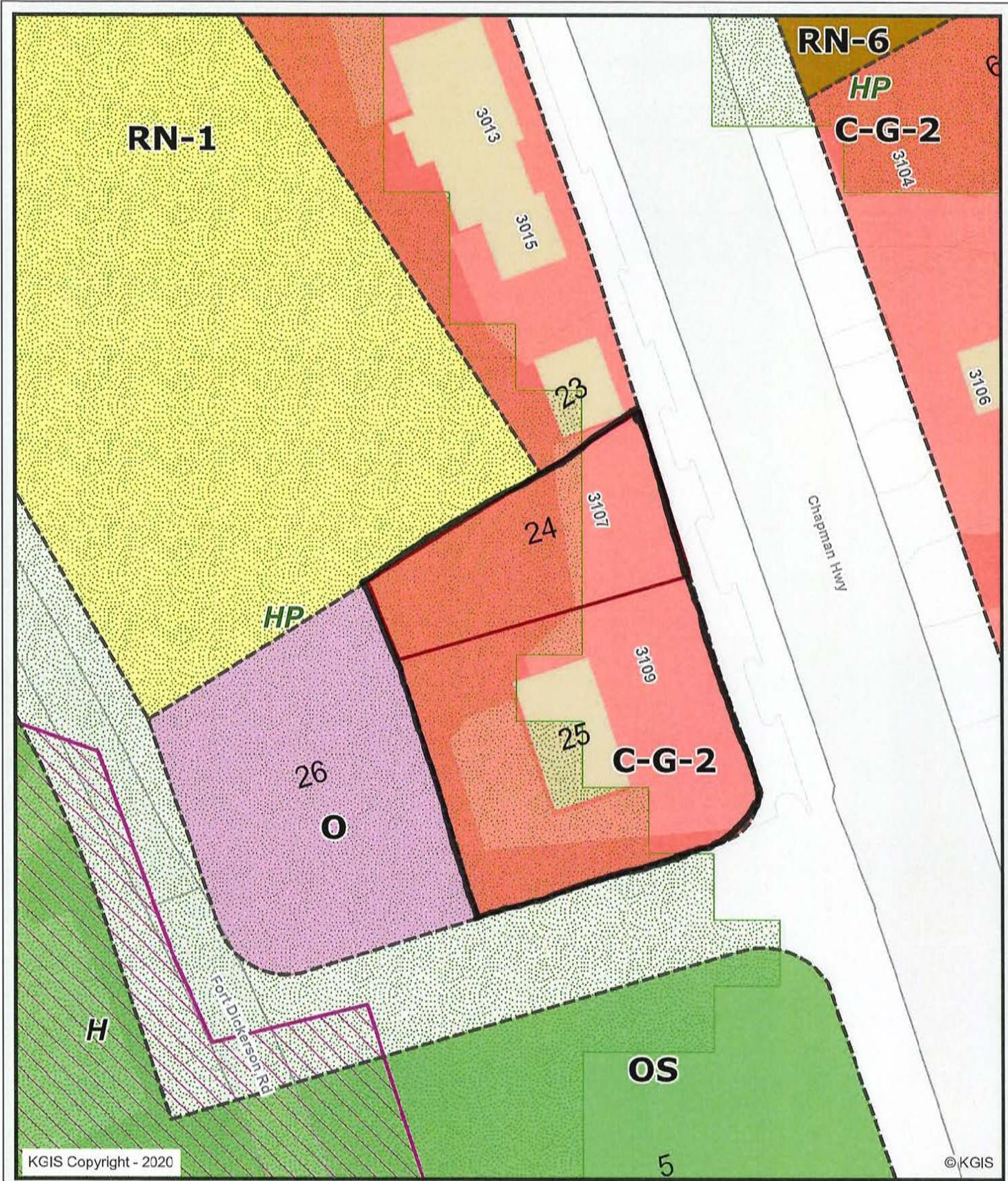
DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements
ZONING	<input checked="" type="checkbox"/> Zoning Change: <u>C-H-1</u> Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1:	TOTAL: FEE WAIVED PER GERALD GREEN
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Marnie Bailey <small>Digitally signed by Marnie Bailey Date: 2020.04.23 11:18:55 -04'00'</small>	Marnie Bailey	04/22/2020
Applicant Signature	Please Print	Date
865.310.8234	marniebailey08@gmail.com	
Phone Number	Email	
Elizabeth Albertson <small>Digitally signed by Elizabeth Albertson DN: cn=Elizabeth Albertson, o, ou, email=iz.albertson@knoxplanning.org, c=US Date: 2020.04.24 14:05:51 -04'00'</small>	Elizabeth Albertson	4/24/20
Staff Signature	Please Print	Date



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3029 & 3107 Chapman Highway

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