

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 1-B-25-PA      Related File Number: 1-B-25-RZ

Application Filed: 9/29/2024      Date of Revision:

Applicant: ANTHONY BRYANT

## PROPERTY INFORMATION

General Location: Southwest corner of the intersection of Callahan Dr and Campbell Ln

Other Parcel Info.:

Tax ID Number: 67 E A 00401, 005      Jurisdiction: City

Size of Tract: 21661 square feet

Accessibility: Access is via Campbell Lane, a private, local street with an 11-ft pavement width within an 11-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:      Density:

Planning Sector: Northwest City      Plan Designation: MDR/O (Medium Density Residential/Office)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This area is characterized by a mix of agricultural, commercial, industrial and residential uses. There are still numerous undeveloped tracts. The commercial uses in the area tend to be auto-oriented. The residential uses in the area are single family units.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6727 CAMPBELL LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)

Former Zoning:

Requested Zoning: C-G-1 (General Commercial)

Previous Requests:

Extension of Zone: This is not an extension of zoning, but is an extension of the land use classification

History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office)

Requested Plan Category: MU-SD, NWC-1 (Callahan Drive Mixed Use-Special District)

### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Jessie Hillman

Staff Recomm. (Abbr.):

Deny the MU-SD, NWC-1 (Callahan Drive Mixed-Use Special District) land use classification because it does not meet the criteria for a plan amendment.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. The subject property includes two lots that contained single-family homes until approximately 2010, when they were cleared. The lots are accessed through a private residential street that is currently being utilized by three occupied homes. The residential emphasis of the current MDR/O (Medium Density Residential/Office) land use classification reflects existing land use and access, and it is not the result of an error or omission in the sector plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. There have been no recent changes to the development pattern or infrastructure along this section of Callahan Drive since the adoption of the 2015 Northwest City Sector Plan that point to the need for an expansion of heavy commercial uses abutting single-family homes.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There have been no changes in government policy that support the requested extension of the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification, which calls for commercial and light industrial zoning districts.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new plans or studies reflecting the need for a One Year Plan amendment at this location.

Action:

Approved

Meeting Date: 1/9/2025

Details of Action:

Approve the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it does meet the criteria for a plan amendment due to changing conditions towards commercial.

Summary of Action:

Approve the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it does meet the criteria for a plan amendment due to changing conditions towards commercial.

Date of Approval:

1/9/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

### **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

**Date of Legislative Action:** 2/4/2025

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 2/18/2025

**Other Ordinance Number References:** O-18-2025

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**