

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-B-25-RZ **Related File Number:** 1-B-25-PA
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 Cambell Ln, a local street with a pavement width which varies between 11 ft to 16 ft within a private right of way which varies in width between 9 ft to 11.5 ft.

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: The site is located directly off of Callahan Drive, a minor arterial roadway. The area is characterized by a mix of agricultural, commercial, and residential uses. The agricultural uses are a mix of cleared and forested land. The commercial uses in the area are oriented toward automobile commerce. The residential uses in the area are single family units.

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

Street: 6721 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: No, it is not an extension.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

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

Requested Plan Category:

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 C-G-1 (General Commercial) district because it is incompatible with adjacent land uses and access conditions.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. There have been no changes to conditions along this section of Callahan Drive that point to the need for a rezoning from the RN-1 (Single-Family Residential Neighborhood) district to the C-G-1 (General Commercial) district.
- 2. The Callahan Drive corridor maintains a diverse mix of commercial, office, industrial and residential land uses. The subject property's access off an approximately 11-ft wide private residential street utilized by three occupied single-family homes behind the property conflicts with the request for a more intensive commercial zoning district.

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

- 1. The C-G-1 district is intended to provide for a heterogenous mix of retail, personal service, office and residential uses within and along Knoxville's commercial nodes and corridors. It is designed to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts.
- 2. While there have been a handful of more recent service-oriented commercial developments to the northeast where the land use plan supports that activity, C-G-1 zoning would be an outlier in this area. The corridor does not have the pedestrian orientation or business district character that is the intended location for the C-G districts.

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

- 1. The subject property is comprised of two single-family lots on a private, narrow road that serves three other single-family homes. Commercial traffic and activity stemming from the requested rezoning could have an adverse impact on existing residences, and the substandard street width is potentially unsafe for more intensive uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

- 1. The proposed rezoning is incompatible with the General Plan's Development Policy 8.4 to protect residential areas from encroaching commercial development and other incompatible uses.
- 2. The C-G-1 district is not supported by the existing MDR/O (Medium Density Residential/Office) land use classification in the One Year Plan and Northwest City Sector Plan. Plan amendments are not recommended to accommodate this rezoning request.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS,

PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The property is along a developed corridor where there is ample infrastructure capacity for future development.

Action: Approved **Meeting Date:** 1/9/2025
Details of Action: Approve the C-G-1 (General Commercial) district because it is an extension of the existing land use.
Summary of Action: Approve the C-G-1 (General Commercial) district because it is an extension of the existing land use.
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 **Date of Legislative Action, Second Reading:** 2/18/2025
Ordinance Number: **Other Ordinance Number References:** O-19-2025
Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**