

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-D-19-PA Related File Number: 10-M-19-RZ
Application Filed: 8/26/2019 Date of Revision:
Applicant: WHITE PROPERTIES II, LLC

PROPERTY INFORMATION

General Location: North of Callahan Drive, west side of I-75
Other Parcel Info.: The portion of property requiring sector & one year plan amendments is also in the Hillside & Ridgetop Protection area
Tax ID Number: 57 062 (PART OF) OTHER: 057PB008 (PART OF) AND **Jurisdiction:** City
Size of Tract: 12 acres
Accessibility: Access is via an unnamed local street with a pavement width of 26 feet, extending from Callahan Drive, a 4-lane median separated minor arterial with a right-of-way width of 112 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Automobile Dealership **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential) / HP (Hillside Protection)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The area is characterized by mostly vacant, steep sloped, agricultural land with some areas that have been cleared and graded for commercial activities adjacent to the interstate interchange.

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

Street: 0 Callahan Drive
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-5 (Tourist Commercial)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: 4-G-90-RZ & 5-T-03-RZ
Extension of Zone: Yes, GC is adjacent along the property abutting Callahan Drive/I-75
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) / HP (Hillside Protection)

Requested Plan Category: GC (General Commercial) / HP (Hillside Protection)

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: Liz Albertson

Staff Recomm. (Abbr.): Approve the GC (General Commercial) designation.

Staff Recomm. (Full): Staff recommends approval of GC (General Commercial) as the One-Year Plan designation, since it would be a minor extension of the existing GC designation and is compatible with surrounding uses, adjacent to the interstate along Callahan Road (See Exhibit B).

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. The plan should have acknowledged the adjacency to the interstate interchange with Callahan Road, and expanded the existing GC designation to include the area that had been previously cleared and graded, and that was already zoned commercial (See Exhibit B).

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 major changes in the area, however, the zoning pattern for commercial already exists in this area adjacent to the interstate.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy directly impacts this plan amendment.

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

1. No new information has become available to reveal the need for a plan amendment.

Action: Approved

Meeting Date: 10/10/2019

Details of Action:

Summary of Action: Approve the GC (General Commercial) designation.

Date of Approval: 10/10/2019

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: 11/19/2019

Date of Legislative Action, Second Reading: 12/3/2019

Ordinance Number:

Other Ordinance Number References: O-171-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: