

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 10-F-20-SP Related File Number: 10-N-20-RZ
Application Filed: 10/24/2020 Date of Revision:
Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: North side of Callahan Dr. west of intersection of Old Callahan Dr.
Other Parcel Info.:
Tax ID Number: 67 25801 & 256 (PART OF) Jurisdiction: County
Size of Tract: 2 acres
Accessibility: Access is via Callahan Drive, a minor arterial, median separated road with a pavement width of 78 feet within a right of way width of 112 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northwest City Sector Plan Designation: MDR (Medium Density Residential) / O (Office)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The area is largely zoned commercial, and within approximately 600 feet of the community commercial node of Clinton Highway and Callahan Dr. However, existing land use in the immediate area surrounding the subject property is generally lesser intense with vacant parcels, single family residential and office parcels in the immediate vicinity.

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

Street: 0 & part of 1934 Callahan Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests:
Extension of Zone: Yes, GC is adjacent to the west.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

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

Requested Plan Category: GC (General Commercial)

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 because it is compatible with surrounding development.

Staff Recomm. (Full):

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. A sector plan amendment occurred in 2016 on the adjacent property to the west to the GC (General Commercial) land use classification.
2. The adjacent property to the west was also rezoned at that time from office to commercial.
3. The surrounding area is largely within the City of Knoxville and is zoned primarily for commercial uses.
4. This area is within approximately 600 feet of the Community Commercial node at the intersection with Clinton Highway and Callahan Drive.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious or significant error or omission in the plan for this area, however, this area is and was largely commercially zoned during the last sector plan update and could have been considered as part of the Community Commercial node.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. This area is within the Urban Growth Area of the Growth Policy Plan.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action: Approve the GC (General Commercial) designation because it is compatible with surrounding development.

Date of Approval: 10/8/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/16/2020

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: