CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-H-07-PA Related File Number: 10-K-07-RZ

Application Filed: 9/4/2007 **Date of Revision:**

Applicant: ELAINE VICKERS

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE
Suite 403 • City County

Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast side Old Callahan Dr., west of Callahan Dr.

Other Parcel Info.:

Tax ID Number: 67 256 Jurisdiction: City

Size of Tract: 2.32 acres

Access is via Old Callahan Dr., a major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Retail and office uses. Density:

Sector Plan: Northwest City Sector Plan Designation: Office

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is part of a developing commercial pattern along Old Callahan and Callahan Dr. east of Clinton

Hwy that is occurring under CA, CB, C-3, C-4 and C-6 zones.

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

Street: 1934 Old Callahan Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) & A-1 (General Agricultural)

Former Zoning:

Requested Zoning: C-4 (Highway and Arterial Commercial)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: Property was rezoned R-1 and A-1 following annexation into the City of Knoxville in 2003. (12-F-03-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: OS (Open Space) & MDR (Medium Density Residential)

Requested Plan Category: GC (General Commercial)

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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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE GC (General Commercial)

Staff Recomm. (Full): General Commercial designation has been consistently approved in this area over the last several

years, and this request is consistent with that established pattern. The sector plan proposes office use

for this site and surrounding area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The GC designation and C-4 zoning requests are an extension of the GC designation and C-4 zoning found in the area to the southeast and are compatible with the scale and intensity of the

surrounding commercial, office and residential development, and C-4 zoning pattern.

2. General Commercial designation and C-4 zoning will allow commercial development of the property that is in character with other recent development in the area, as well as access and public utility

services available to serve the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.

2. The GC designation and C-4 zoning will allow retail and office use on the property and would be

compatible with surrounding zoning and development.

3. The C-4 zoning would be a continuation of the recent commercial zoning trend in this area of Callahan Dr. and Old Callahan Dr., which was proposed for office/medium density residential uses under the Callahan Dr./Schaad Rd. Corridor Plan. This plan has been consistently amended for

commercial use by both City Council and County Commission upon request.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. GC designation and C-4 zoning are consistent with the commercial use proposed for most of this site

by the One Year Plan, although the North County Sector Plan proposes Office use for the area.

2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-

Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action: GC (General Commercial)

Date of MPC Approval: 10/11/2007 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: 11/6/2007 Date of Legislative Action, Second Reading: 11/20/2007

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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