

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT



File Number: 10-H-19-SP **Related File Number:**
Application Filed: 8/26/2019 **Date of Revision:**
Applicant: WHITE PROPERTIES II, LLC

PROPERTY INFORMATION

General Location: North side of Callahan Drive, west side of I-75
Other Parcel Info.: The portion of property requiring sector & one year plans 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 Protec
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, this area is adjacent to existing GC along the ROW
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.): Adopt resolution #10-H-19-SP amending the North County Sector Plan to GC (General Commercial) per attached resolution, Exhibit A.

Staff Recomm. (Full): Staff recommends approval of GC (General Commercial) land use designation since 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.

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. There are no recent changes to conditions that would warrant amending the land use plan. However, the zoning pattern for commercial already exists in this area adjacent to the interstate (see Exhibit B).

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. 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).

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

1. No new trends in development, population or traffic are noted for this area.

Action: Approved Meeting Date: 10/10/2019

Details of Action:

Summary of Action: Adopt resolution #10-H-19-SP amending the North County Sector Plan to GC (General Commercial) per attached resolution, Exhibit A.

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-170-2019

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: