

# CASE SUMMARY

APPLICATION TYPE: REZONING

## NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 10-N-20-RZ      Related File Number: 10-F-20-SP  
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:

### GENERAL LAND USE INFORMATION

Existing Land Use:  
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:

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

Street: 0 Callahan Dr. & part of 1934 Old 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:  
History of Zoning:

### 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 CB (Business and Manufacturing) zoning because it is consistent with surrounding development and commercial zoning.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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. The adjacent parcel to the west was rezoned from office to commercial in 2016.
- 2. The surrounding areas are within the the City of Knoxville, but are also commercially zoned.

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

- 1. The CB (Business and Manufacturing) zone is intended to provide for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and to have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB, Business and Manufacturing Zone are intensive users of roads, sewers and other public facilities.
- 2. The existing infrastructure in this area includes roads and utilities that may support an expansion of commercial development.

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

- 1. The adjacent zone districts are primarily commercial.
- 2. This rezoning is an extension of the adjacent zone districts and should not have any adverse effects.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The proposed amendment is consistent with the sector plan as amended.
- 2. The proposed amendment does not appear to be in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action:

Approve CB (Business and Manufacturing) zoning because it is consistent with surrounding development and commercial zoning.

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

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**