

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 2-A-08-SP

Related File Number: 2-B-08-RZ

Application Filed: 12/27/2007

Date of Revision:

Applicant: JOE FISHER

PROPERTY INFORMATION

General Location: Southeast side of Old Callahan Dr., southwest of the intersection with Callahan Dr.

Other Parcel Info.:

Tax ID Number: 67 263

Jurisdiction: County

Size of Tract: 2.4 acres

Accessibility: Access is via Old Callahan Dr., a major collector street with a 20' pavement width within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence & repair garage

Surrounding Land Use:

Proposed Use: Repair garage and wrecker service

Density:

Sector Plan: Northwest City **Sector Plan Designation:** O

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This site is within the emerging retail/wholesale area developing between Old Callahan Dr. and Callahan Dr. Various City of Knoxville and Knox County zoning districts are found in this area as a number of annexations have taken place in recent years.

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

Street: 2136 Old Callahan Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & RB (General Residential)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: None noted

Extension of Zone: No; however, property to the northeast and south are zoned C-4, CB(k), & PC-1.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: C (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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE C (Commercial) designation for this site.

Staff Recomm. (Full): Commercial uses are appropriate at this site. The proposal is an extension of the commercial designation to the northeast and south of the site between Old Callahan Dr. and Callahan Dr.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The commercial designation and CA rezoning are consistent with commercial zoning in place to the northeast, west and south of the site, and would permit development compatible with the scale and intensity of the surrounding commercial development and zoning pattern.
- 2. CA zoning will allow commercial development of the property that is in character with other recent development in the area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer are available to serve the site.
- 2. The CA zoning will allow the proposed repair garage and wrecker service.
- 3. The CA zoning would permit a continuation of the recent commercial and light manufacturing zoning trend that has occurred in this area of Callahan Dr. and Old Callahan Dr.
- 4. The traffic generated by the proposed use of the site can be accommodated along this section of Old Callahan Dr.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. CA zoning is consistent with the requested commercial designation of this site, as shown on the North County Sector Plan.
- 2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 2/14/2008

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 2/14/2008

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: 3/24/2008

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: