

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



**File Number:** 2-A-23-SP **Related File Number:** 2-C-23-RZ  
**Application Filed:** 12/27/2022 **Date of Revision:**  
**Applicant:** GRAHAM CORPORATION

## PROPERTY INFORMATION

**General Location:** Southeast of Callahan Drive, northside of Clinton Highway  
**Other Parcel Info.:**  
**Tax ID Number:** 67 L B 00903, 00902, 26103, 015 **Jurisdiction:** County  
**Size of Tract:** 33.47 acres  
**Accessibility:** Access is via Clinton Highway, a 4-lane major arterial with a pavement width of 85-ft within right-of-way of 100-ft. Access is also via Callahan Drive, a 4-lane divided minor arterial with a pavement width of 74-ft within a right-of-way width of 112-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land, Commercial  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** Northwest City **Sector Plan Designation:** MDR/O (Medium Density Residential/Office), CC (  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This is a large commercial node at the intersection with Clinton Highway and Callahan Drive, adjacent to a single family residential subdivision.

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

**Street:** 0 CALLAHAN DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial), C-H-2 (Highway Commercial), PR (Planned Residential), RB (General Residential), CA (General Business)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:**  
**Extension of Zone:** Yes, CC is adjacent. Yes, a small portion of CA is adjacent.  
**History of Zoning:** 7-K-88-RZ: 12-O-88-RZ: A to PC, 12-A-95-RZ: A to PC, 11-S-97-RZ: A to CA (Approved PC)

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR/O (Medium Density Residential/Office), CC (Community Commercial), LDR (Low Density

Residential)

Requested Plan Category: CC (Community 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 sector plan amendment to CC (Community Commercial) because it is a logical extension of the development pattern.

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. This area is designated as a CC (Community Commercial) node at the intersection of a minor and major arterial. It is also adjacent to a single family residential properties on two sides. The CC district is intended for retail and service-oriented development, including shops, restaurants, and what has come to be known as "big box" retail stores; typical service area includes 20,000 to 30,000 residents.
- 2. This area is already has several "big box" type retail stores located within the Community Commercial node and is served by transit.
- 3. The location criteria for CC is also met by this extension and planned zones are recommended for these areas because of the potential impacts to the adjacent residential neighborhood and to accommodate pedestrian connectivity between different components of the CC district

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

- 1. The subject property is located along a major and minor arterial street that is served by transit with sidewalks and crosswalks within the district.
- 2. This district has remained a commercial node since the mid-1990s.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. There is not an obvious or significant error or omission in the plan, this area is designated Community Commercial adjacent to a transitional land use classification of Medium Density Residential/Office that buffers the Low Density Residential area.

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

- 1. This area continues to see outparcel development for new commercial uses within the Community Commercial node. This expansion of the CC area, would allow for an extension of that commercial development into the adjacent vacant land. The CC land use classification recommends the PC zone district, which would require review of a development plan for expansion into this area adjacent to the single family residential neighborhood to the south and possible future medium density residential development that could occur to the north.

Action: Approved Meeting Date: 2/9/2023

Details of Action:

Summary of Action: Approve the sector plan amendment to CC (Community Commercial) because it is a logical extension of the development pattern.

Date of Approval: 2/9/2023 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:** 3/27/2023

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**