# **CASE SUMMARY**

## APPLICATION TYPE: PLAN AMENDMENT

#### NORTHWEST CITY SECTOR PLAN AMENDMENT

File Number: 3-A-12-SP Related File Number: 3-B-12-RZ

Application Filed: 1/23/2012 Date of Revision:

Applicant: GRAHAM CORPORATION



Suite 403 • City County Building 4 0 0 Main Street 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., north of Clinton Hwy.

Other Parcel Info.:

**Tax ID Number:** 67 264,265,26501,266,267 OTHER: 067-26701, 26901 **Jurisdiction:** City and County

Size of Tract: 5 acres

Access is via Old Callahan Dr., a major collector street with 20' of pavement width within 50' of right-of-

way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Residential and vacant land

**Surrounding Land Use:** 

Proposed Use: Commercial development Density:

Sector Plan: Northwest City Sector Plan Designation: Office

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

Neighborhood Context: This property is adjacent to a large commercial development to the southeast, zoned PC-1 and PC.

The general area has a mix of uses, from residential to commercial, under various City and County

zones.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park), A (Agricultural) and RB (General Residential)

Former Zoning:

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

Previous Requests: None noted

**Extension of Zone:** Yes, extension of C designation from the southeast

History of Zoning: None noted

### PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

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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: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #3-A-12-SP, amending the Northwest City Sector Plan to C (Commercial) and

recommend that Knox County Commission also adopt the sector plan amendment. (See attached

resolution, Exhibit A.)

Staff Recomm. (Full): Commercial is an extension of the plan designation from three sides. To the southeast is a large

commercial shopping center development. The site meets the locational criteria for the C designation in the sector plan, as well as certain criteria for amending the sector plan. The commercial plan

designation must be approved in order to consider commercial zoning for the site.

Comments: SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

**NEW ROAD OR UTILITY IMPROVEMENTS:** 

No road or utility improvements have been made recently in the area.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan proposes commercial uses for the entire property to the southeast. There are also commercially designated areas to the northeast and across Old Callahan Dr. Approval of commercial for this area allows business uses that are already recommended on three sides.

CHANGES IN GOVERNMENT POLICY:

The recommended C designation will bring the plan designation into consistency with the surrounding

land use pattern.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

This area along Old Callahan Dr., north of Clinton Hwy., has been developed primarily with commercial

uses that are compatible with the proposed use and zoning.

Action: Approved Meeting Date: 3/8/2012

**Details of Action:** 

Summary of Action: ADOPT RESOLUTION #3-A-12-SP amending the Northwest City Sector Plan to C (Commercial) and

recommend the Knox County Commission and City Council also adopt the amendment

Date of Approval: 3/8/2012 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: 4/17/2012 Date of Legislative Action, Second Reading: 4/23/2012

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

City portion approved 4/3/2012 & 4/17/2012 County portion approved 4/23/2012

Date of Legislative Appeal: Effective Date of Ordinance:

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