

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 3-A-16-RZ                      **Related File Number:** 3-A-16-SP  
**Application Filed:** 1/13/2016              **Date of Revision:**  
**Applicant:** CALLOWAY HUNT REAL ESTATE LLC

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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
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:** Northeast side of Old Clinton Pike, southeast of W. Beaver Creek Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 142                      **Jurisdiction:** County  
**Size of Tract:** 0.6 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Houses  
**Surrounding Land Use:**  
**Proposed Use:** Convenience store with fuel pumps and restaurant use.              **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Medium Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 7332 Old Clinton Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR (Medium Density Residential)  
**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:

Mike Reynolds

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE CA (General Business) zoning.

Staff Recomm. (Full):

CA zoning is consistent with the Growth Policy Plan and sector plan, if amended as recommended.

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 new Powell Drive intersects with Clinton Highway directly to the north these properties. If combined with the adjacent properties to the north, they would have access from both Clinton Highway and Old Clinton Pike.
2. The surrounding area along Clinton Highway is a commercial node that has been experiencing redevelopment of older commercial properties. The proposal is a logical extension of the adjacent CA zoning from the north, west and south.
3. The property at 7332 Old Clinton Pike has CA zoning surrounding it to the west, east, and north; and partially to the south.

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

1. CA zoning is intended for general retail business and services but not for manufacturing or for processing materials other than farm products.
2. If developed under the CA zoning, the site can be developed in such a way to be compatible and consistent with nearby development in the area.

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 subject properties front on Old Clinton Pike, a two lane minor collector, which can support the addition of commercial uses in this location.
2. The property at 7332 Old Clinton Pike has CA zoning surrounding it to the west, east, and north; and partially to the south.

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. If the amendment to the Northwest County Sector Plan is approved, changing the land use designation from MDR (medium density residential) to C (commercial) as recommended, the proposed CA zoning and retail/restaurant uses will be consistent with the General Plan, including any of its elements.
2. Approval of this request could lead to future requests for CA zoning in this area.

Action:

Approved

Meeting Date: 3/10/2016

Details of Action:

Summary of Action:

Recommend the Knox County Commission approve CA (General Business) zoning.

Date of Approval:

3/10/2016

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:** 4/25/2016

**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:**