

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

**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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 3-B-12-RZ                      **Related File Number:** 3-A-12-SP  
**Application Filed:** 1/23/2012              **Date of Revision:**  
**Applicant:** GRAHAM CORPORATION

## PROPERTY INFORMATION

**General Location:** Southeast side Old Callahan Dr., north of Clinton Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 L B 00402    OTHER: 067-264,265,26501,266,267,26701    **Jurisdiction:** City and County  
**Size of Tract:** 8.5 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant, residential and businesses  
**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:**

## 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:**  
**History of Zoning:**

## 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:** Michael Brusseau

**Staff Recomm. (Abbr.):** RECOMMEND that City Council DENY C-4 (Highway & Arterial Commercial) zoning, in the City portion of the site.  
RECOMMEND that County Commission APPROVE PC (Planned Commercial) zoning, in the County portion of the site. (Applicant requested CB.)

**Staff Recomm. (Full):** In the City portion of the site, the existing PC-1 zoning should be maintained, consistent with the planned commercial zoning in place on the majority of the site to the southeast. In the County portion of the site, PC zoning is preferable to the requested CB zoning, as it is consistent with the adjacent planned commercial zoning. The PC-1 and PC planned commercial zones will allow commercial development to extend to this requested area, but will require development plan review and approval by MPC, which will help to maintain a consistent development and traffic pattern with the already developed shopping center to the southeast.

**Comments:**

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The recommended zones are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. In order to maintain greater compatibility with surrounding land uses, staff believes that planned commercial zones are preferable to the requested C-4 and CB zones. The large shopping center development to the southeast was developed under planned commercial zoning.
3. Commercial zoning is in place on most abutting properties, so the proposal is an extension of the existing commercial zoning pattern. The recommended planned commercial zones are an extension of the existing zoning districts already in place adjacent to the site.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-4 (Highway & Arterial Commercial) zone is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of motor vehicle oriented trade. It is the intent to provide a location for a limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, are suitable for display and storage outside of the confines of an enclosed building. The requested CB zoning provides 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 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.
2. Based on the above general intents of the requested zones, it is preferable to rezone these properties to the planned commercial zones, PC and PC-1. These zones allow a wide range of commercial uses, but require site plan review and approval by MPC prior to development taking place.
3. The recommended planned commercial zones will require review and approval of site plans by MPC as a use on review, prior to new development taking place. This will allow MPC and engineering staffs the opportunity to review plans and address issues such as traffic circulation, buffering/landscape screening, lighting and other development concerns. It will also give the opportunity for public comment at the MPC hearing.

THE EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have no impact on schools. The impact to the street system will depend on the type of development proposed. Potential impacts can be addressed through the plan review process that would be required under the recommended PC and PC-1 zones.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for the property, consistent with C-4, CB, PC or PC-1 zoning.
2. The Northwest City Sector Plan proposes C (Commercial) uses for portions of the rezoning area and is recommended to be amended to commercial on the remainder, consistent with C-4, CB, PC or PC-1 zoning.
3. This site is located within the Urban Growth Area (inside and outside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. Approval of this request may lead to future requests for C-4 or CB zoning on surrounding properties. These would need to be considered on a case-by-case basis based on their own merits.

If the City portion of this request is approved, this item will be forwarded to Knoxville City Council for action on 4/3/2012 and 4/17/2012. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

If the County portion of this request is approved, this item will be forwarded to Knox County Commission for action on 4/23/2012. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

**Action:** Approved **Meeting Date:** 3/8/2012

**Details of Action:** RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning, in the City portion of the site.  
RECOMMEND that County Commission APPROVE CB (Business & Manufacturing) zoning, in the County portion of the site.

**Summary of Action:** RECOMMEND the Knox County Commission APPROVE CB (Business & Manufacturing) zoning, in the County portion of the site and City Council approve C-4 (Highway and Arterial Commercial) for the City portion of the site.

**Date of Approval:** 3/8/2012 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	Knox County Commission	<b>Date of Legislative Action, Second Reading:</b>	4/23/2012
<b>Date of Legislative Action:</b>	4/17/2012	<b>Other Ordinance Number References:</b>	
<b>Ordinance Number:</b>		<b>Disposition of Case, Second Reading:</b>	Approved
<b>Disposition of Case:</b>	Approved	<b>If "Other":</b>	
<b>Amendments:</b>		<b>Amendments:</b>	
	City portion approved 4/3/2012 & 4/17/2012		County portion approved 4/23/2012
<b>Date of Legislative Appeal:</b>		<b>Effective Date of Ordinance:</b>	