## **CASE SUMMARY**

# APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 4-D-14-PA Related File Number: 4-I-14-RZ

Application Filed: 2/20/2014 Date of Revision:

Applicant: RAY HUFFAKER



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 www.•knoxmpc•org

#### PROPERTY INFORMATION

**General Location:** Northwest side Callahan Dr., southwest of I-75

Other Parcel Info.:

Tax ID Number: 68 003 & 004 Jurisdiction: City

Size of Tract: 6.09 acres

Access is via Callahan Dr., a minor arterial street with 4 lanes and center median within 110' of right-of-

way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and dwellings

**Surrounding Land Use:** 

Proposed Use: Auto dealership Density:

Sector Plan: North County Sector Plan Designation: MU-SD (MU-NC03)

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

Neighborhood Context: This area is developed with office, commercial and distribution uses under C-3, C-4, C-6, CB and CH

zoning.

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

Street: 513 Callahan Dr

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

#### **ZONING INFORMATION (where applicable)**

Current Zoning: A-1 (General Agricultural) & R-2 (General Residential)

Former Zoning:

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

Previous Requests: None noted

Extension of Zone: No

**History of Zoning:** None noted for this site, but other nearby sites have been rezoned C-4 in recent years.

#### PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential) & OS (Open Space)

Requested Plan Category: GC (General Commercial)

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### 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 APPROVE GC (General Commercial) One Year Plan designation to a

depth of 550 feet from the edge of the Callahan Dr. right-of-way. (See attached 'MPC Staff

Recommendation' map.)

Staff Recomm. (Full): General commercial uses will be compatible with the scale and intensity of surrounding development

and zoning. The site is located along Callahan Dr., a minor arterial street that has been developed with commercial uses on both sides. Limiting the depth of the rezoning reduces the possibility of

developing the sloped, rear portion of the site along the ridgeline.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet

any one of these.)

A. AN ERROR IN THE PLAN - The One Year Plan currently designates the site for OS (Open Space)

or MDR (Medium Density Residential), but the sector plan proposes mixed uses, including commercial. The One Year Plan should be amended to become consistent with the sector plan.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been made to any of the roads surrounding this site. Public water and sewer utilities are available to serve the site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - This section of Callahan Dr. near I-75 is primarily developed with commercial and light industrial uses, under various commercial

zones. This proposed plan amendment will continue that trend.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - The sector plan proposes mixed uses for the site, consistent with the proposed one year plan amendment and

rezoning requests.

Action: Approved as Modified Meeting Date: 4/10/2014

Details of Action: RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation to a

depth of 750 feet from the edge of the Callahan Dr. right-of-way. (See attached 'MPC

Recommendation' map.)

Summary of Action: GC (General Commercial) One Year Plan designation to a depth of 750 feet from the edge of the

Callahan Dr. right-of-way.

Date of Approval: 4/10/2014 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/13/2014 Date of Legislative Action, Second Reading: 5/27/2014

Ordinance Number: Other Ordinance Number References:

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

If "Other":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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