# CASE SUMMARY

APPLICATION TYPE: REZONING

#### ONE YEAR PLAN AMENDMENT

File Number:	4-I-14-RZ	Related File Number:	4-D-14-PA
Application Filed:	2/20/2014	Date of Revision:	
Applicant:	RAY HUFFAKER		



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:	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		
Accessibility:			

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land and dwelling	ngs		
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 (Ins	side City Limits)		

Neighborhood Context:

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

513 Callahan Dr

Location:

Street:

**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:

History of Zoning:

# PLAN INFORMATION (where applicable)

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

Requested Plan Category: GC (General 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 APPROVE C-4 (Highway & Arterial Commercial) zoning 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):	With the recommended limited rezoning only to a depth of 550 feet, the steep portion of ridgeline in the northern portion of the site will not be subject to commercial development. The recommended depth is based on the sector plan proposal of the depth where the hillside protection area begins. C-4 zoning is consistent with the scale and intensity of the surrounding development and zoning pattern and is a logical extension of commercial zoning from two sides.
Comments:	REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):
	<ul> <li>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:</li> <li>1. C-4 zoning for the subject property is an extension of commercial zoning from two sides.</li> <li>2. C-4 zoning is consistent with the sector plan proposal for the site.</li> <li>3. The site is located within a commercial corridor of Callahan Dr. southwest of I-75. All of the properties adjacent to the site are zoned commercial. Commercial zoning for this site will fill in this gap in zoning.</li> </ul>
	THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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.
	2. Based on the above general intent, this site is appropriate for C-4 development.
	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:
	<ol> <li>The proposal is compatible with the surrounding land uses and zoning pattern.</li> <li>The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.</li> </ol>
	<ul> <li>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:</li> <li>1. The North County Sector Plan proposes mixed uses for the site including commercial, consistent with the proposed C-4 zoning.</li> <li>2. With the recommended amendment of the City of Knoxville One Year Plan to GC, the proposed C-4 zoning would be consistent with the plan.</li> <li>3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.</li> <li>4. This proposal does not present any apparent conflicts with any other adopted plans.</li> </ul>
Action:	Approved as Modified Meeting Date: 4/10/2014
Details of Action:	RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning to a depth of 750 feet from the edge of the Callahan Dr. right-of-way, subject to 1 condition. (See attached 'MPC Recommendation' map.)

	2		he rear of the property must be reve fillside and Ridgetop Protection Pla	0
Summary of Action:	C-4 (Highway & Arterial Commercial) zoning to a depth of 750 feet from the edge of the Callahan Dr. right-of-way, subject to 1 condition.			
Date of Approval:	4/10/2014	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?:  Action Appealed?:			
	LEGISLA	TIVE ACTION AND	DISPOSITION	
Legislative Body:	Knoxville City Coun	cil		
Date of Legislative Action:	5/13/2014	Date of L	egislative Action, Second Readir.	<b>ng:</b> 5/27/2014
Ordinance Number:		Other Or	dinance Number References:	
Disposition of Case:	Approved	Dispositi	ion of Case, Second Reading:	Approved
If "Other":		If "Other	":	
Amendments:		Amendm	ients:	

Date of Legislative Appeal:

Effective Date of Ordinance: