

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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

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**File Number:** 6-I-08-UR                      **Related File Number:**  
**Application Filed:** 5/6/2008              **Date of Revision:**  
**Applicant:** GRAHAM CORPORATION

## PROPERTY INFORMATION

**General Location:** Southeast side of Old Callahan Dr., northeast of Clinton Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 L B 007                      **Jurisdiction:** City  
**Size of Tract:** 1.43 acres  
**Accessibility:** Access is via Old Callahan Dr., a major collector street with a pavement width of 21' within a 60' wide right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Retail shopping center                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** GC (General Commercial)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Property in the area is zoned PC-1, C-3, C-4 and CB commercial and RB residential. Development in the area consists of numerous commercial outlets with a Target, Lowes and Wal-Mart as the anchor retailers.

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

**Street:** 2400 Old Callahan Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC-1 (Retail and Office Park)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The site was zoned PC-1 in 2003 at the time of annexation into the City

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a shopping center containing not more than 14,400 square feet of building area as shown on the development plan subject to 7 conditions

Staff Recomm. (Full):

1. Obtaining the needed peripheral boundary setback variance from the Knoxville Board of Zoning Appeals
2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
3. Meeting all applicable requirements of the Knoxville Dept. of Engineering
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
5. Installing the proposed landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit
6. Certification on the development plan by the applicant's engineer that there is 300' of sight distance in both directions on Old Callahan Dr.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to the issuance of any grading / building permits

Comments: The applicant is proposing to develop a small commercial shopping center that will contain 14,400 square feet of floor space. In order to develop the site as proposed a variance to the required 50' peripheral setback will be required along the site's southeastern boundary. Due to the shape and narrowness of the site, development that would meet all requirements of the PC-1 (Retail and Office Park) district would be practically impossible. Due to the existing vertical alignment of Old Callahan Rd., staff has requested that the applicant have his engineer certify that there is 300' of sight distance in each direction at the proposed driveway.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed shopping center will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed shopping center is surrounded by commercially zoned property and other major shopping centers in the area.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposed shopping center development, with the approval of the required variance, meets the standards for development within a PC-1 (Retail and Office Park) District and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest City Sector Plan and Knoxville One Year Plan designates this property for general commercial uses.
2. The site is located within the Urban Growth Area inside the City on the Knoxville-Knox County-

Farragut Growth Policy Plan map.

**MPC Action:**

Approved

**MPC Meeting Date:** 6/12/2008

**Details of MPC action:**

1. Obtaining the needed peripheral boundary setback variance from the Knoxville Board of Zoning Appeals
2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
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7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to the issuance of any grading / building permits

**Summary of MPC action:**

APPROVE the request for a shopping center containing not more than 14,400 square feet of building area as shown on the development plan subject to 7 conditions

**Date of MPC Approval:**

6/12/2008

**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:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**