

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR 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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 7-A-13-PA **Related File Number:** 7-B-13-RZ
Application Filed: 4/29/2013 **Date of Revision:**
Applicant: J. STEPHEN RIDENOUR

PROPERTY INFORMATION

General Location: Southeast side Callahan Dr., north of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 67 260.01 OTHER: ONLY PORTION ON SOUTHEAST SI **Jurisdiction:** City
Size of Tract: 4.62 acres
Accessibility: Access is via Callahan Dr., a 4-lane, median-divided minor arterial street within 105' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Automotive sales and repair **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area is developed with a mix of commercial, office and residential uses under CA, PC, C-4, A-1 and O-1 zoning.

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

Street: 2106 Callahan Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of GC plan designation and C-4 zoning from the north and west
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: 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 GC (General Commercial) One Year Plan designation.

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.

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), but the sector plan proposes GC (General 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 Clinton Hwy. is primarily developed with commercial 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 commercial uses for the site, consistent with the proposed one year plan amendment and rezoning requests.

Action:

Approved

Meeting Date: 7/11/2013

Details of Action:

Summary of Action:

GC (General Commercial)

Date of Approval:

7/11/2013

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:

8/6/2013

Date of Legislative Action, Second Reading: 8/20/2013

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

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