

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

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
www.knoxmpc.org

File Number: 7-F-16-SP

Related File Number: 7-K-16-RZ

Application Filed: 5/25/2016

Date of Revision:

Applicant: NOLAN HOPPER

PROPERTY INFORMATION

General Location: Northwest side Callahan Dr., north of Clinton Hwy.

Other Parcel Info.:

Tax ID Number: 67 260

Jurisdiction: City

Size of Tract: 3.16 acres

Accessibility: Access is via Callahan Dr., a minor arterial street with 4 lanes and a center median within 160' of right-of-way, or Old Callahan Dr., a major collector street with 20' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Commercial development

Density:

Sector Plan: Northwest City

Sector Plan Designation: MDR/O

Growth Policy Plan:

Neighborhood Context: This site is located between Callahan and Old Callahan Drives in an area developed with a mix of uses, under CA, CB, C-4, O-1, A, R-2 and RB.

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

Street: 2105 Callahan Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)

Former Zoning:

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

Previous Requests: 7-B-13-RZ/7-A-13-PA

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential and Office)

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.): DENY the request to amend the future land use map of the Northwest City Sector Plan to GC (General Commercial) land use classification.

Staff Recomm. (Full): The Northwest City sector plan was just updated to propose medium density residential and office uses for this site. There is no justification to amend the plan. The current O-1 zoning of the property is consistent with the current sector plan, and should be maintained.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known road or utility improvements have been made recently in this area. However, utilities are in place and Callahan Dr. is a major arterial street that is adequate to handle traffic that will be generated by commercial development of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan now proposes medium density residential and office uses for the site, which is consistent with the current O-1 zoning in place on the property. The Northwest City Sector Plan update was recently adopted by MPC on April 9, 2015 and by City Council on May 26, 2015. The plan appropriately recommends MDR/O for this site. Commercial uses are recommended to the southwest around Callahan Dr. and Clinton Hwy. and to the northeast at Callahan Dr. and I-75. This site is located in a transitional area between those commercial nodes. Despite the sector plan proposal, many properties in the immediate area are zoned for commercial uses. Many of these properties are either vacant or under-utilized for commercial purposes, so there is no justification for the establishment of more commercial zoning in the area.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

With previous approvals of commercial zoning and development in the surrounding area, a pattern has been established to allow commercial development in the area. However, a large portion of the land zoned for commercial in the area is vacant or under-utilized, so there is no justification to redesignate more land for commercial uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The trend of rezoning land in the area for commercial has been established. However, the sector plan does not support commercial use of this site. There is plenty of land available in the area that is already zoned for commercial uses. The applicant has reasonable use of the property for either medium density residential or office uses, consistent with the current O-1 zoning.

Action: Approved

Meeting Date: 7/14/2016

Details of Action: ADOPT RESOLUTION #7-F-16-SP, amending the Northwest City Sector Plan to GC (General Commercial) and recommend that City Council also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Summary of Action: GC (General Commercial)

Date of Approval: 7/14/2016

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: 8/16/2016

Date of Legislative Action, Second Reading: 8/30/2016

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: