

CASE SUMMARY

APPLICATION TYPE: REZONING

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

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File Number: 7-K-16-RZ **Related File Number:** 7-F-16-SP
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:

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:

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:
History of Zoning:

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 C-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 zoning is not consistent with the recently adopted Northwest City Sector Plan. There is a sufficient amount of land in the immediate area that is already zoned for commercial uses, much of which is vacant or under-utilized land. There is no need to rezone more land to commercial at this time.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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:

1. The proposal is compatible with the surrounding zoning pattern, but much of the surrounding commercial zoning is under-utilized, so there is no need to rezone more land to commercial.
2. The current O-1 zoning is consistent with the sector plan proposal for the property and should be maintained. O-1 zoning gives the applicant reasonable use of the property for possible development of office or residential uses.

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 may be appropriate for C-4 development, but the rezoning is not justified because of the existence of plenty of under-utilized commercial zoning in the immediate area.

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:

1. The proposal would have no impact on schools. The impact on the streets will depend on the type of development proposed. Callahan Dr. is a major arterial street capable of handling the additional traffic that may be generated under C-4 zoning.
2. The proposal is compatible with the surrounding zoning pattern and will have a minimal impact on the adjacent properties. However, the rezoning is not justified since there is plenty of commercially-zoned properties available for development already established in the area.
3. Public water and sewer utilities are available to serve the site. C-4 zoning is consistent with other zoning in the immediate area.

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:

1. The Northwest City Sector Plan, updated in 2015, appropriately designates this site for MDR/O, consistent with the current O-1 zoning.
2. The City of Knoxville One Year Plan currently designates the site for GC. However, MPC has adopted the 2016 One Year Plan update, which proposes to change the land use designation to MDR/O, consistent with the sector plan. The 2016 One Year Plan update is still awaiting final approval by City Council.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This zoning proposal conflicts with the adopted plans for the area.

Action: Approved **Meeting Date:** 7/14/2016
Details of Action: RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning.
Summary of Action: C-4 (Highway & Arterial 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:**