

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-W-23-RZ

Related File Number:

Application Filed: 6/5/2023

Date of Revision:

Applicant: RYAN DOLAN

PROPERTY INFORMATION

General Location: Southeast side of Callahan Dr, north of Clinton Hwy and west of I-75

Other Parcel Info.:

Tax ID Number: 67 250

Jurisdiction: City

Size of Tract: 1.63 acres

Accessibility: Access is via Watermour Way, a 28-ft private road; and via Callahan Drive, a four-lane divided minor arterial within approximately 120 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Northwest City

Sector Plan Designation: MU-SD, NWC-1 (Mixed Use-Special District, Calla

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The Callahan Road corridor consists primary of commercial and industrial warehouse uses. The regional commercial center at Clinton Highway and Callahan Drive is approximately 0.7 miles to the southwest.

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

Street: 6704 WATERMOUR WAY

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use)

Former Zoning:

Requested Zoning: O (Office)

Previous Requests:

Extension of Zone: No, this is not an extension.

History of Zoning: The property was annexed into the City in 2008 and zoned C-6 (2-H-08-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD, NWC-1 (Mixed Use-Special District, Callahan Drive)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the O (Office) district because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. Properties along this stretch of Callahan Drive have been transitioning to various commercial and industrial zones since the early 2000s.
2. This parcel is located between commercial and residential uses located in the I-MU (Industrial Mixed-Use) zone (City zoning) and residential uses in the RB (General Residential) zone to the south (County zoning). A downzoning of the subject parcel from the I-MU (Industrial Mixed-Use) zoning district at this location would provide a transition of land use intensities and improve compatibility with the adjacent single-family homes to the west.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The O (Office) zoning district is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O District may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.
2. The existing structure was developed for office uses, and the proposed use is a medical office, which is prohibited in the I-MU zone. Office uses, and residential uses are permitted in the I-MU zone.
3. The O (Office) zone serves as a transition between single-family residential areas and more intensely developed commercial or industrial areas.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. There are no adverse impacts anticipated to occur with the proposed O district zoning. It is a less intensive district than I-MU, which makes it more compatible with the adjacent RB (General Residential) zoned properties to the south.

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 proposed rezoning is consistent with the Northwest City Sector Plan's MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification, which recommends a mix of residential, office, commercial, and industrial uses.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This is a developed area with adequate infrastructure capacity for the range of land uses permitted in the O zoning district.

Action: Approved

Meeting Date: 7/13/2023

Details of Action:

Summary of Action: Approve the O (Office) district because it is consistent with the sector plan and surrounding development.

Date of Approval: 7/13/2023

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: 8/8/2023

Date of Legislative Action, Second Reading: 8/22/2023

Ordinance Number:

Other Ordinance Number References: O-138-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: