

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 4-A-07-PA **AGENDA ITEM #:** 71
 4-A-07-RZ **AGENDA DATE:** 4/12/2007

▶ **APPLICANT:** JAMES PORTER
OWNER(S): PORTER JAMES M & DOLLY R

TAX ID NUMBER: 67 PART OF 254 PORTION NORTHWEST OF CALLAHAN DR.
JURISDICTION: Council District 3

▶ **LOCATION:** Northwest side Callahan Dr., south side Old Callahan Dr.

▶ **TRACT INFORMATION:** 2.5 acres.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Callahan Dr., a four-lane, median-divided, minor arterial street with 100' of right of way, and Old Callahan Dr., a two-lane, major collector street with 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT PLAN DESIGNATION/ZONING:** OS (Open Space) / A-1 (General Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / R-2 (General Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Four apartments

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted for this site, but other properties in the area have been changed to commercial and office designations recently.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Old Callahan Dr. - Residences, office and businesses / OS & GC / A-1 (General Agricultural), O-1 (Office, Medical & Related Services) and C-4 (Highway & Arterial Commercial)

ZONING: South: Callahan Dr. - Residences and vacant land / OS / A-1 (General Agricultural)

East: Residences / OS / A-1 (General Agricultural)

West: Residence and businesses / GC & MDR / R-2 (General Residential) and C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT: This site is within an emerging office/commercial area that is developing under O-1, C-4 and C-6 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE MDR (Medium Density Residential) One Year Plan designation.**

Medium density residential development on this site is compatible with surrounding residential, office and commercial uses and zoning. The sector plan proposes similar intensity office uses for this site and the

surrounding area.

► **APPROVE R-2 (General Residential) zoning.**

R-2 zoning is compatible with the surrounding existing and proposed development and zoning pattern.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The requested R-2 zoning will allow development of the four proposed apartments, which are appropriate at this location, in the vicinity of commercial and office uses.
3. This site is within an emerging office/commercial area that is developing under O-1, C-4 and C-6 zoning.

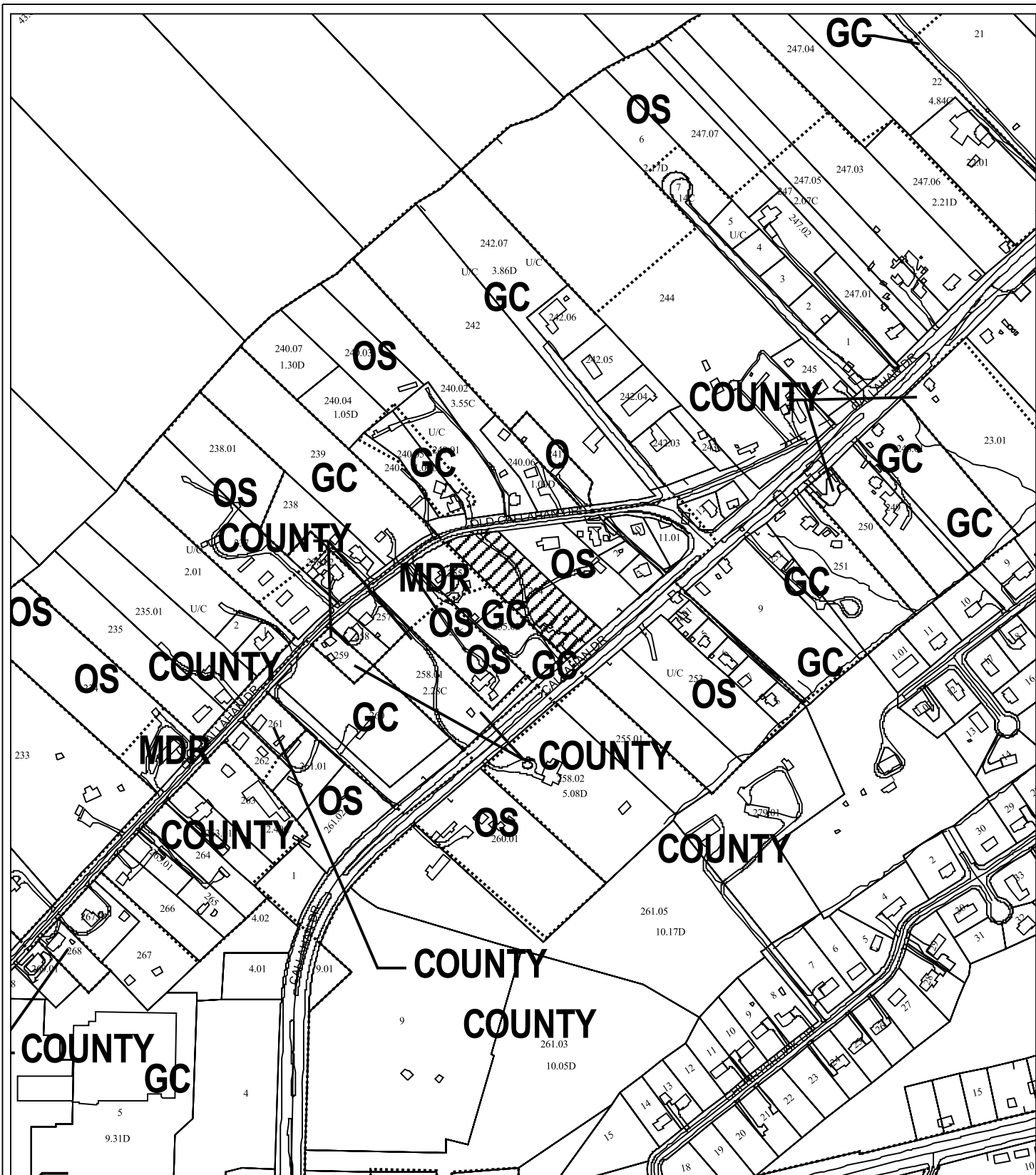
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and some impact on schools, depending on the density of residential development proposed.
3. The requests are compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to MDR, the proposed R-2 zoning is consistent with the City of Knoxville One Year Plan.
2. The Northwest County Sector Plan proposes office uses for this site. Medium density residential uses are compatible with and have a similar intensity to office uses.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future rezoning requests for R-2 or other residential zones on adjacent A-1 zoned properties in this area.

If approved, this item will be forwarded to Knoxville City Council for action on 5/8/2007 and 5/22/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



4-A-07-PA/4-A-07-RZ
 PLAN AMENDMENT

Petitioner: James Porter

Map No: 67

Jurisdiction: City

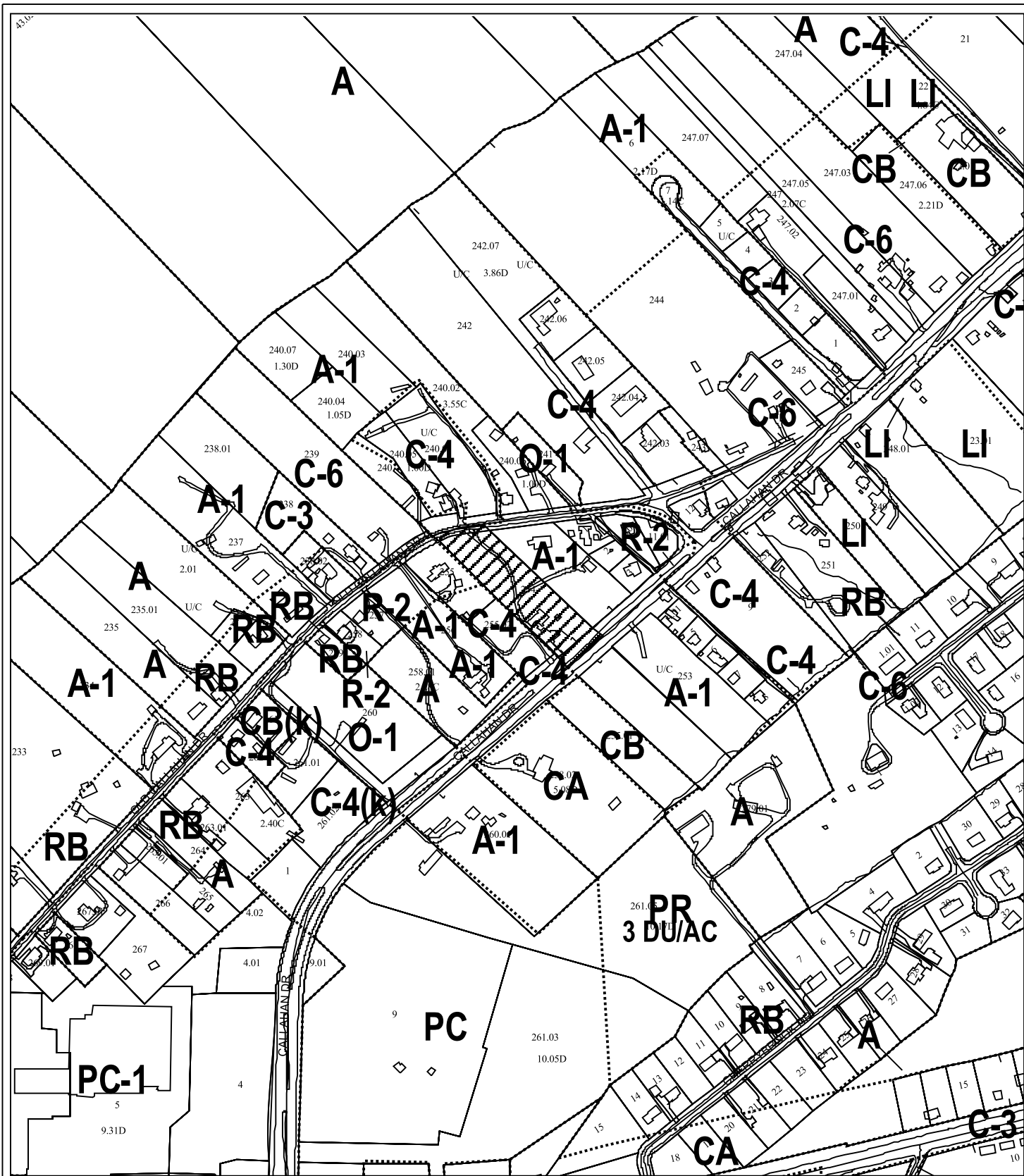


From: OS (Open Space)

To: MDR (Medium Density Residential)

Original Print Date: 03/20/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





4-A-07-RZ
REZONING

Petitioner: James Porter

Map No: 67

Jurisdiction: City



From: A-1 (General Agricultural)
To: R-2 (General Residential)

Original Print Date: 03/21/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902