



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

▶ **FILE #:** 12-A-07-RZ  
12-A-07-SP

**AGENDA ITEM #:** 77  
**AGENDA DATE:** 12/13/2007

▶ **APPLICANT:** BILL HICKS AND BOB MOORE  
**OWNER(S):** MOORE ROBERT T III & HICKS WILLIAM H JR

**TAX ID NUMBER:** 67 268  
**JURISDICTION:** Commission District 6

▶ **LOCATION:** Southeast side Old Callahan Dr., northeast of Clinton Hwy.

▶ **TRACT INFORMATION:** 0.68 acres.

**SECTOR PLAN:** Northwest City

**GROWTH POLICY PLAN:** Urban Growth Area (Outside City Limits)

**ACCESSIBILITY:** Access is via Old Callahan Dr., a major collector street with 20' of pavement within a 40 right-of-way.

**UTILITIES:** Water Source: Hallsdale-Powell Utility District  
Sewer Source: Hallsdale-Powell Utility District

**WATERSHED:** Knob Fork Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / RB (General Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Office and office warehouse

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes

**HISTORY OF ZONING REQUESTS:** None noted for this site, but other property in the area has been rezoned for commercial use in recent years.

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Residence / O Office/ RB Residential  
South: Shopping center / C Commercial/ PC-1 Commercial  
East: Vacant land / C Commercial/PC-1 Commercial  
West: Residence and Shopping center / C Commercial/ PC-1 Commercial

**NEIGHBORHOOD CONTEXT:** This residence is one of two houses remaining on the south side of Old Callahan Dr., in this area as other property has been rezoned and mostly developed with businesses.

**STAFF RECOMMENDATION:**

▶ **APPROVE C (Commercial) designation for this site**

The city property surrounding this site along the south side of Old Callahan Dr. is zoned PC-1. The change of the sector plan from O Office to a C Commercial designation would be an extension of commercial from the southeast. CB rezoning is consistent with commercial zoning in place to the east, west and south of the site, and would permit development compatible with the scale and intensity of the surrounding commercial development and zoning pattern, although the sector plan proposes office for the site.

► **APPROVE CB (Business and manufacturing) zoning**

CB zoning is consistent with other commercial zoning and development noted in the area and fronting Old Callahan Dr.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The C Commercial designation and CB rezoning are consistent with commercial zoning in place to the east, west and south of the site, and would permit development compatible with the scale and intensity of the surrounding commercial development and zoning pattern.
2. CB zoning will allow commercial development of the property that is in character with other recent development in the area, as well as access and public utility services available to serve the site.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer are available to serve the site.
2. The CB zoning will allow the proposed business and material storage use on the property.
3. The CB zoning would permit a continuation of the recent commercial and light manufacturing zoning trend in this area of Callahan Dr. and Old Callahan Dr.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

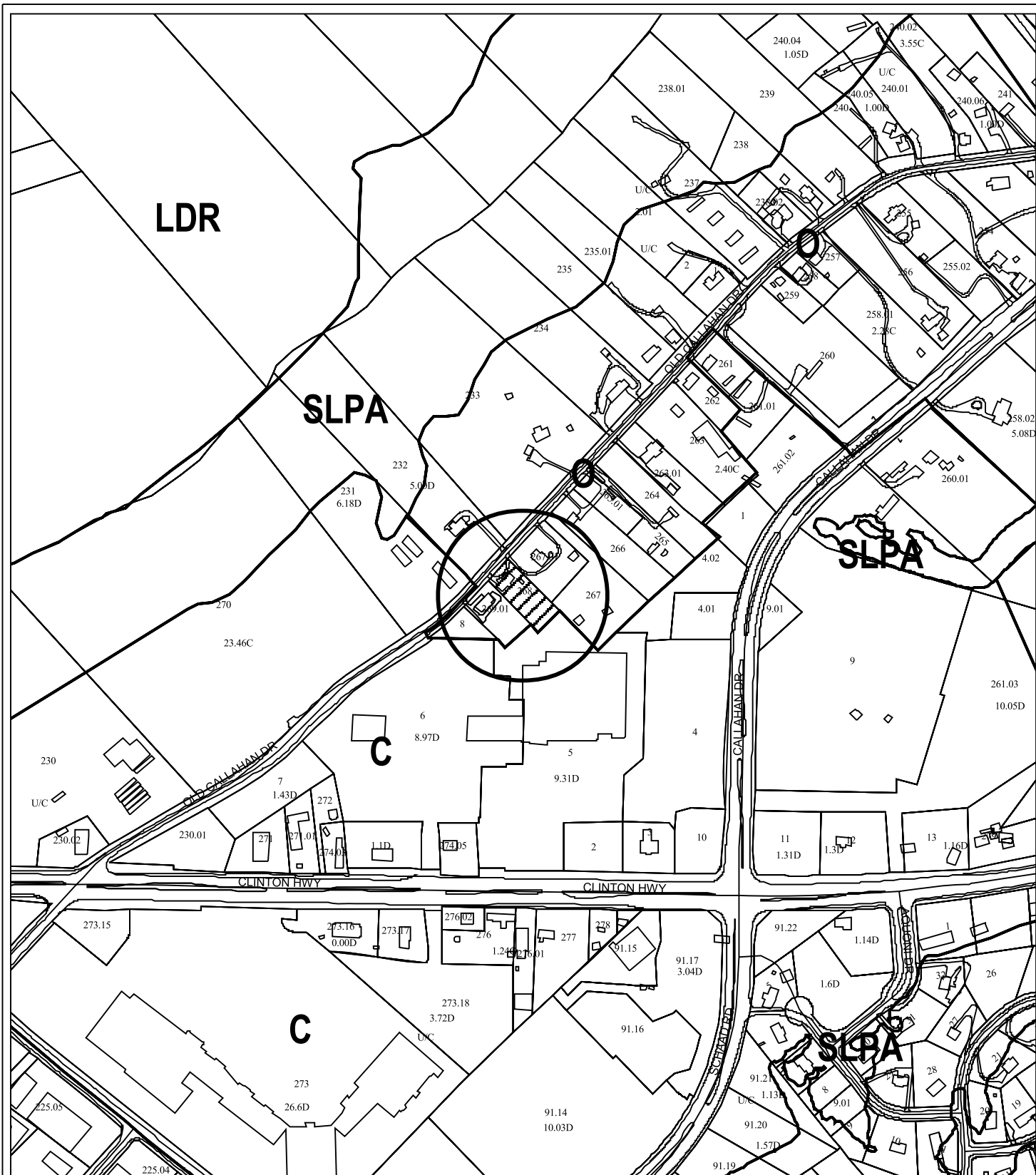
1. CB zoning is consistent with the requested Commercial designation of this site, as shown on on the North County Sector Plan.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**ESTIMATED TRAFFIC IMPACT** 66 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

**ESTIMATED STUDENT YIELD:** Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/28/2008. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.




**12-A-07-SP/12-A-07-RZ  
SECTOR PLAN AMENDMENT  
NORTHWEST CITY SECTOR PLAN AMENDMENT**

Petitioner: Bill Hicks and Bob Moore

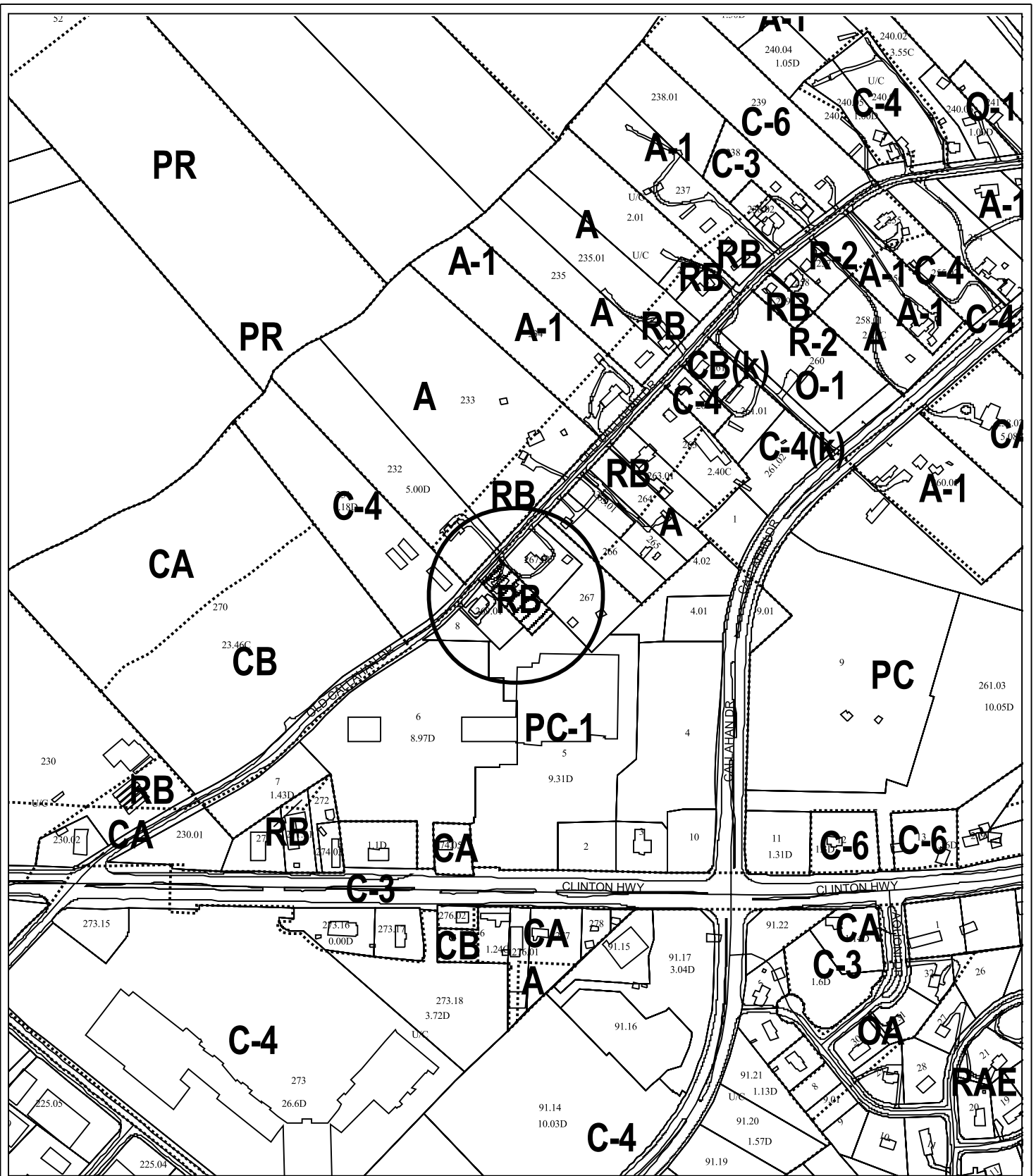
Map No: 67

Jurisdiction: County

 From: O (Office)  
 To: C (Commercial)

Original Print Date: 11/26/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





12-A-07-RZ  
REZONING

Petitioner: Bill Hicks and Bob Moore

Map No: 67

Jurisdiction: County



From: RB (General Residential)  
To: CB (Business and Manufacturing)

Original Print Date: 11/26/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



original



**BATSON, HIMES, NORVELL & POE**  
REGISTERED ENGINEERS & LAND SURVEYORS

4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
Phone: (865) 588-6472  
Fax: (865) 588-6473



November 29, 2007

Mr. Ken Pruitt  
Knoxville/Knox County Metro. Planning Commission  
Suite 403, City/County Building  
400 Main Ave.  
Knoxville, TN 37902

Re: Old Callahan Drive, Project #24406

12-A-07-RZ-  
12-A-07-SP

Dear Mr. Pruitt:

On November 28, 2007, I conducted a sight-distance survey at 2322 Old Callahan Drive. It was determined that a new driveway be constructed at the northeast portion of the property. This location is indicated in the field by an "orange" centerline mark at the pavement edge. The posted speed limit on Old Callahan Drive is 30 mph.

Using the procedures outlined in Section 62-88 "Corner Sight Distance" of the Knoxville - Knox County Minimum Subdivision Regulations, it is determined that the measured sight distance at this location is 303 feet.

A minimum of 300 feet of sight distance is required.

If you have any questions, please call.

Sincerely,

David B. Harbin, P.E., R.L.S.  
Batson, Himes, Norvell & Poe

cc: Mr. Bill Hicks

DBH/cd