



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

FILE #: 10-K-07-RZ
10-H-07-PA

AGENDA ITEM #: 68
AGENDA DATE: 10/11/2007

APPLICANT: ELAINE VICKERS
OWNER(S): LINEBACK ALAN ATWOOD

TAX ID NUMBER: 67 256
JURISDICTION: Council District 3

LOCATION: Southeast side Old Callahan Dr., west of Callahan Dr.

TRACT INFORMATION: 2.32 acres.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside 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: KUB
Sewer Source: KUB

WATERSHED: Knob Fork Creek

PRESENT PLAN DESIGNATION/ZONING: OS (Open Space) & MDR (Medium Density Residential) / R-2 (General Residential) & A-1 (General Agricultural)

PROPOSED PLAN DESIGNATION/ZONING: GC (General Commercial) / C-4 (Highway and Arterial Commercial)

EXISTING LAND USE: Vacant land

PROPOSED USE: Retail and office uses.

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: Property was rezoned R-1 and A-1 following annexation into the City of Knoxville in 2003. (12-F-03-RZ)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residences and businesses/ GC/ C-3 and C-6 Commercial
South: Vacant land and Callahan Dr., / O Office/A and CA Commercial
East: Residence and vacant land / MDR/GC/O/ R-2 and C-4 Commercial
West: Residences and vacant land / MDR/O/ A and O-1 Office

NEIGHBORHOOD CONTEXT: This site is part of a developing commercial pattern along Old Callahan and Callahan Dr. east of Clinton Hwy that is occurring under CA, CB, C-3, C-4 and C-6 zones.

STAFF RECOMMENDATION:

APPROVE GC (General Commercial)

General Commercial designation has been consistently approved in this area over the last several years,

and this request is consistent with that established pattern. The sector plan proposes office use for this site and surrounding area.

► **APPROVE C-4 (Highway and Arterial Commercial) zoning**

C-4 zoning is consistent with the adjacent commercial zones and the emerging retail business development pattern noted in the area.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The GC designation and C-4 zoning requests are an extension of the GC designation and C-4 zoning found in the area to the southeast and are compatible with the scale and intensity of the surrounding commercial, office and residential development, and C-4 zoning pattern.
2. General Commercial designation and C-4 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 GC designation and C-4 zoning will allow retail and office use on the property and would be compatible with surrounding zoning and development.
3. The C-4 zoning would be a continuation of the recent commercial zoning trend in this area of Callahan Dr. and Old Callahan Dr. ,which was proposed for office/medium density residential uses under the Callahan Dr./Schaad Rd. Corridor Plan. This plan has been consistently amended for commercial use by both City Council and County Commission upon request.

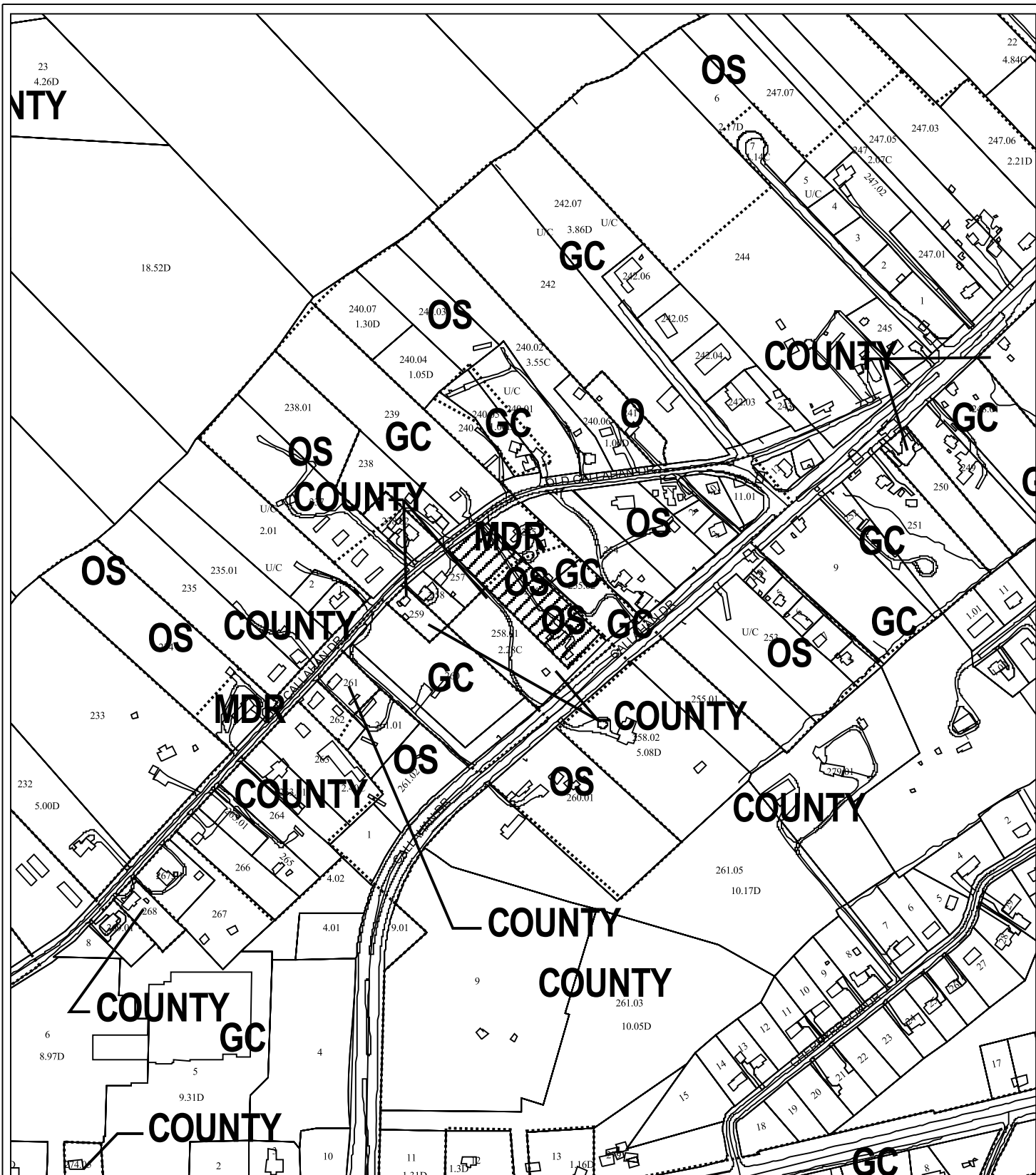
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. GC designation and C-4 zoning are consistent with the commercial use proposed for most of this site by the One Year Plan, although the North County Sector Plan proposes Office use for the area.
2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

If approved, this item will be forwarded to Knoxville City Council for action on 11/6/2007 and 11/20/2007. 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.



10-H-07-PA/10-K-07-RZ
 PLAN AMENDMENT

Petitioner: Elaine Vickers

Map No: 67

Jurisdiction: City

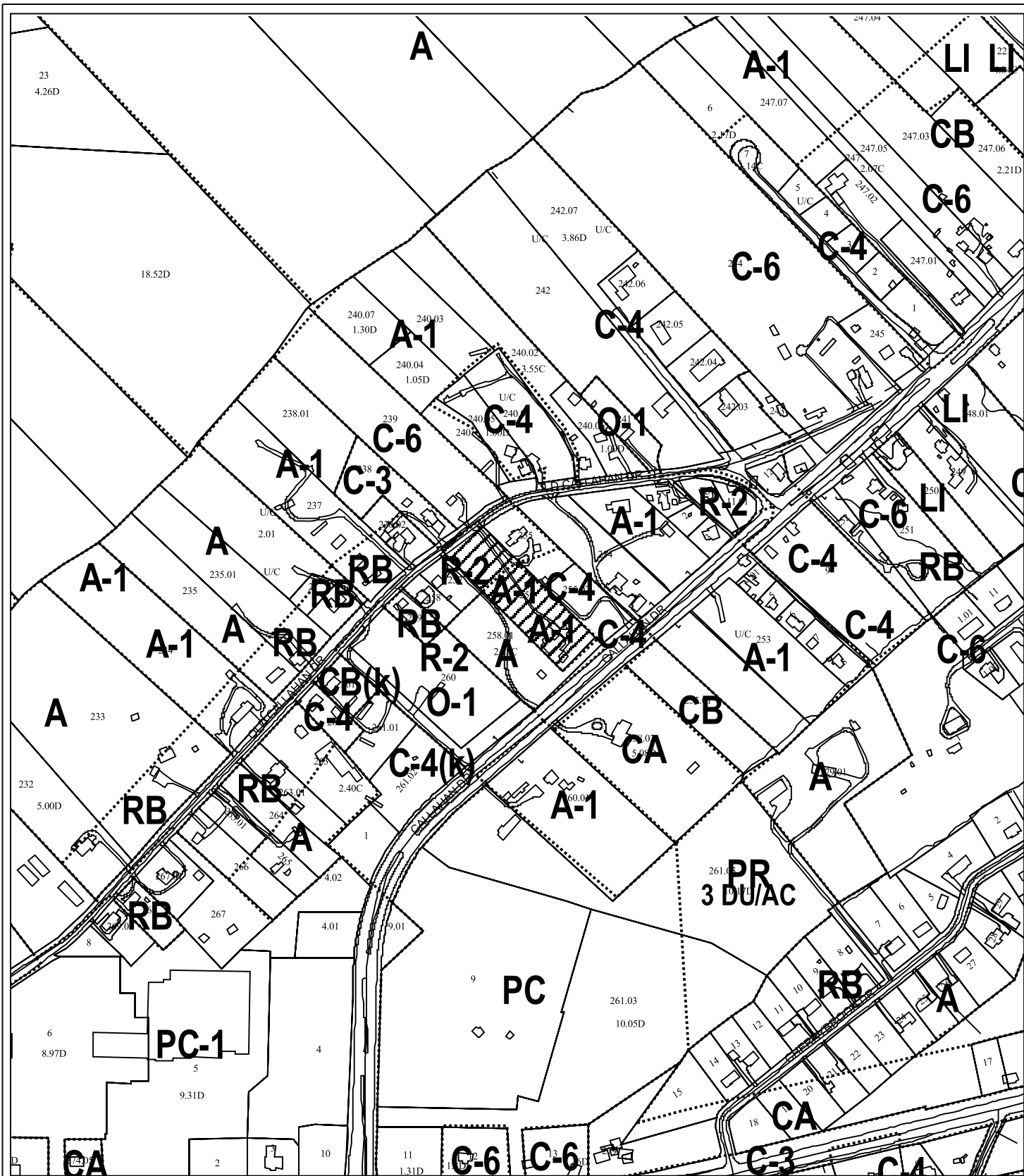


From: OS (Open Space) & MDR (Medium Density Residential)

To: GC (General Commercial)

Original Print Date: 09/25/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





10-K-07-RZ
REZONING

Petitioner: Elaine Vickers

Map No: 67

Jurisdiction: City



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

To: C-4 (Highway and Arterial Commercial)

Original Print Date: 09/25/07 Revised:

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