



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

▶ **FILE #:** 2-B-08-RZ
2-A-08-SP

AGENDA ITEM #: 59
AGENDA DATE: 2/14/2008

▶ **APPLICANT:** JOE FISHER
OWNER(S): RICHARD OLINGER

TAX ID NUMBER: 67 263
JURISDICTION: Commission District 6

▶ **LOCATION:** Southeast side of Old Callahan Dr., southwest of the intersection with Callahan Dr.

▶ **TRACT INFORMATION:** 2.4 acres.

SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Old Callahan Dr., a major collector street with a 20' pavement width within a 70' 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) / A (Agricultural) & RB (General Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA (General Business)

▶ **EXISTING LAND USE:** Residence & repair garage

▶ **PROPOSED USE:** Repair garage and wrecker service

EXTENSION OF PLAN DESIGNATION/ZONING: No; however, property to the northeast and south are zoned C-4, CB(k), & PC-1.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Residences / RB (General Residential), A (Agricultural) & A-1 (Agricultural)
South: Retail / C-4(k) (Highway & Arterial Commercial), A (Agricultural) & PC-1 (Planned Commercial)
East: Residences / RB (General Residential), A (Agricultural)
West: Retail & residences / C-4(k) (Highway & Arterial Commercial) & CB(k) (Business & Manufacturing)

NEIGHBORHOOD CONTEXT: This site is within the emerging retail/wholesale area developing between Old Callahan Dr. and Callahan Dr. Various City of Knoxville and Knox County zoning districts are found in this area as a number of annexations have taken place in recent years.

STAFF RECOMMENDATION:

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

Commercial uses are appropriate at this site. The proposal is an extension of the commercial designation to the northeast and south of the site between Old Callahan Dr. and Callahan Dr.

▶ **APPROVE CA (General Business) zoning.**

CA rezoning is consistent with commercial zoning in place to the northeast, southwest and south of the site, and would permit development compatible with the scale and intensity of the surrounding commercial development and zoning pattern front Old Callahan Dr.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The commercial designation and CA rezoning are consistent with commercial zoning in place to the northeast, 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. CA zoning will allow commercial development of the property that is in character with other recent development in the area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The CA zoning will allow the proposed repair garage and wrecker service.
3. The CA zoning would permit a continuation of the recent commercial and light manufacturing zoning trend that has occurred in this area of Callahan Dr. and Old Callahan Dr.
4. The traffic generated by the proposed use of the site can be accommodated along this section of Old Callahan Dr.

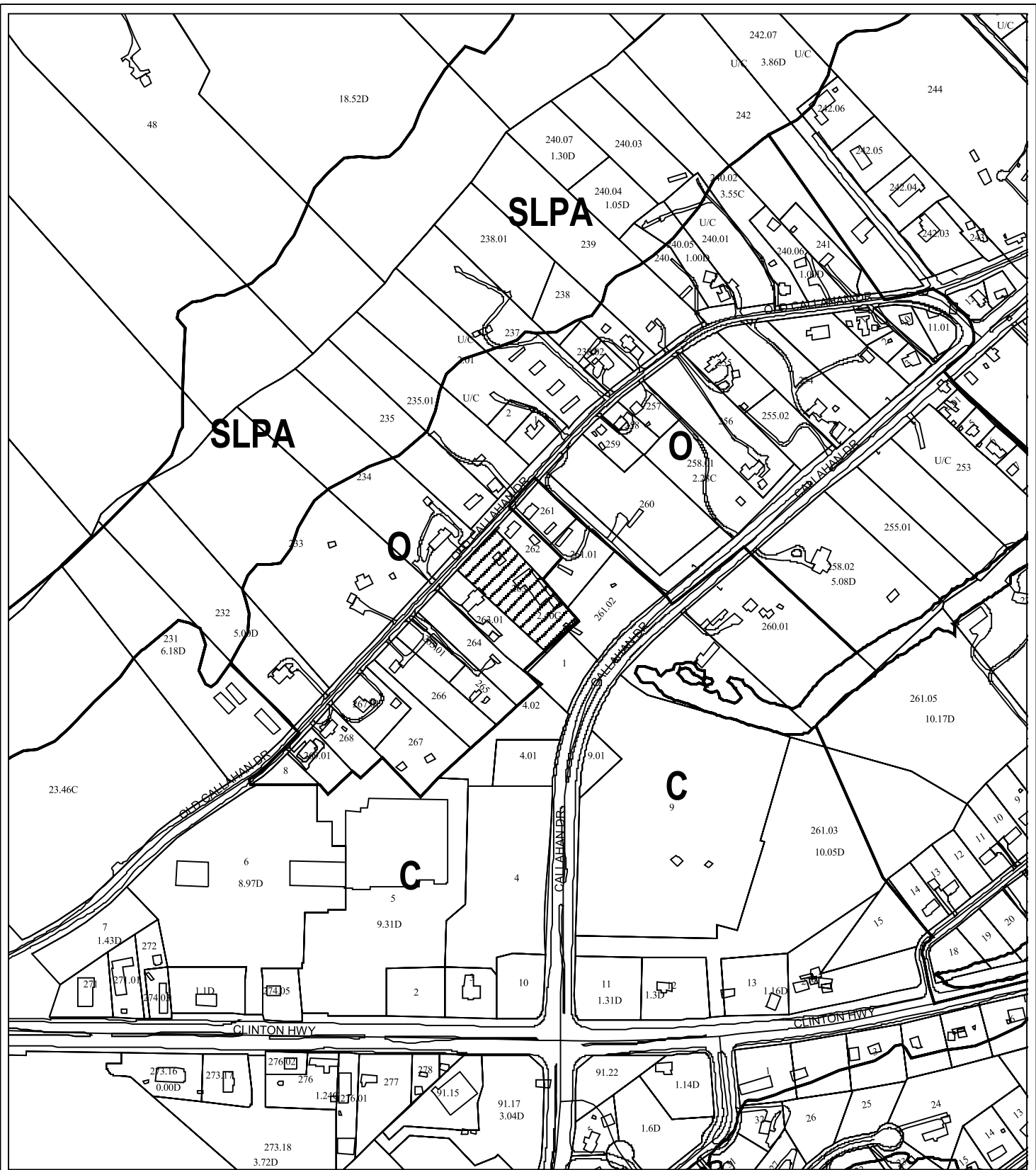
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. CA zoning is consistent with the requested commercial designation of this site, as shown 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: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 3/24/2008. 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.




**2-A-08-SP/2-B-08-RZ
SECTOR PLAN AMENDMENT
NORTHWEST CITY SECTOR PLAN AMENDMENT**

Petitioner: Joe Fisher

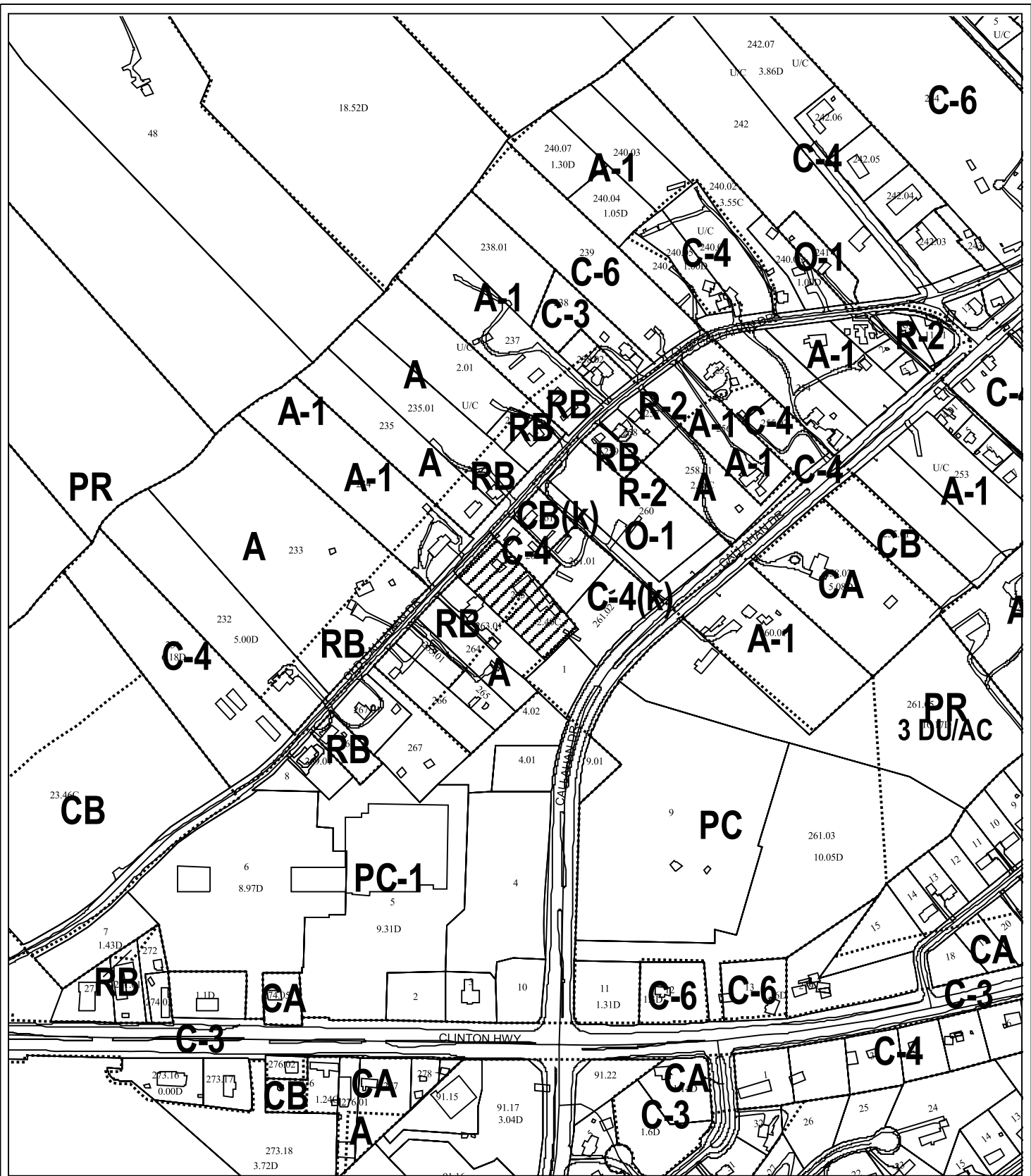
Map No: 67

Jurisdiction: County

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

Original Print Date: 01/28/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**2-B-08-RZ
REZONING**

Petitioner: Joe Fisher
 Map No: 67
 Jurisdiction: County



From: A (Agricultural) & RB (General Residential)
 To: CA (General Business)

Original Print Date: 01/28/08 Revised:
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