

▶ **FILE #:** 6-C-08-RZ

AGENDA ITEM #: 47

AGENDA DATE: 6/12/2008

▶ **APPLICANT:** JEFF HUFFAKER
 OWNER(S): CONNER WAYNE A & CHRISTIE E
 HUFFAKER JEFFREY & JANICE

TAX ID NUMBER: 67 E A 012 PART OF 067-252 NORTHWEST OF CALLAHAN DR.

JURISDICTION: City Council District 3

▶ **LOCATION:** Northwest side Callahan Dr., northeast side and southeast sides Old Callahan Dr.

▶ **APPX. SIZE OF TRACT:** 0.6 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Callahan Dr., a median divided 4-lane minor arterial street, and old Callahan Rd., a two lane, major collector street

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Knob Fork Creek

▶ **PRESENT ZONING:** C-4 (Highway and Arterial Commercial) & C-6 (General Commercial Par

▶ **ZONING REQUESTED:** C-3 (General Commercial)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Retail sales

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was rezoned to C-4 and C-6 following annexation into the city.

SURROUNDING LAND USE AND ZONING: North: Old Callahan Rd. And businesses / C-4 and C-6 Commercial

South: Callahan Dr. C-4 and C-6 Commercial

East: Businesses / C-6 Commercial

West: Old Callahan Rd./ C-4 Commercial

NEIGHBORHOOD CONTEXT: This undeveloped site is surrounded by businesses that have developed under LI, C-4 and C-6 zones.

STAFF RECOMMENDATION:

▶ **APPROVE C-3 (General Commercial) zoning**

C-3 zoning will reduce the required front yard building setback and allow commercial development of this site in a manner consistent with surrounding uses and zoning without having to obtain front yard setback variances on all three street frontages.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The C-3 zoning will allow uses compatible with the scale and intensity of the surrounding land use and zoning pattern. The majority of the surrounding area is zoned LI (Industrial), C-4 and C-6 which is compatible with the requested C-3.

2. C-3 zoning is consistent with the One Year Plan designation for the property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.
2. The proposal will have no impact on schools and minimal impact on streets.
3. The proposed zoning change will have minimal impact on adjacent properties.
4. C-3 zoning should remove the need to request variances to develop this site because of the frontage on three streets.

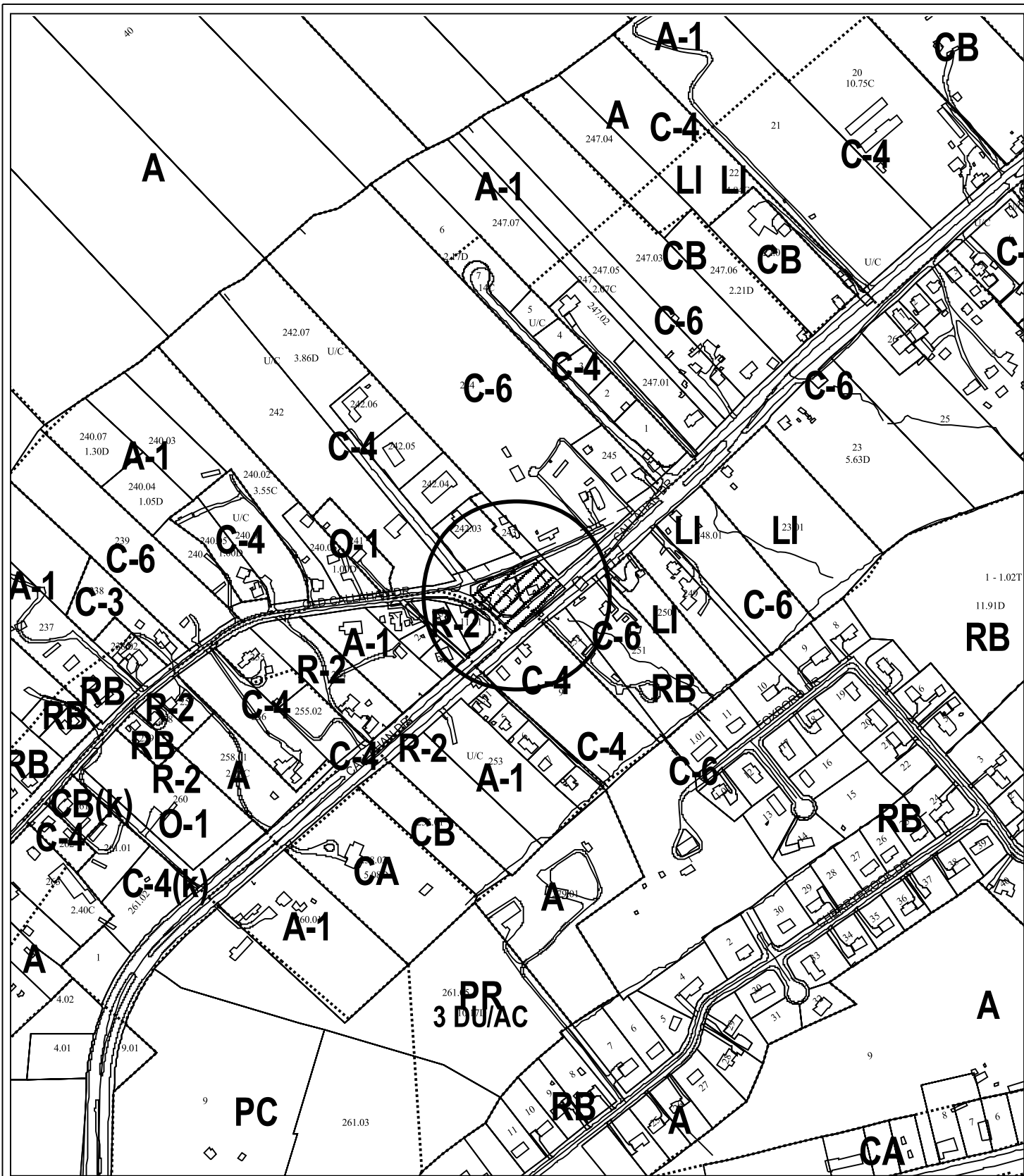
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes LI (Light Industrial) uses for this site, while the One Year Plan proposes GC which is consistent with the C-3 zoning on the site
2. The site is located within the Urban Growth Area (Inside the city) on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request could lead to future requests for C-3 zoning. All surrounding property is already zoned C-3, LI, C-6 and C-4 zone.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 7/15/2008 and 7/29/2008. 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.




**6-C-08-RZ
REZONING**

Petitioner: Jeff Huffaker

Map No: 67

Jurisdiction: City



 From: C-4 (Highway and Arterial Commercial) & C-6 (General Commercial Park)
To: C-3 (General Commercial)

Original Print Date: 05/22/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902