



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

▶ **FILE #:** 10-I-08-RZ

AGENDA ITEM #: 61

10-G-08-PA

AGENDA DATE: 11/13/2008

POSTPONEMENT(S): 10/9/08

▶ **APPLICANT:** NOLAN PROPERTIES, LLC

OWNER(S): NOLAN PROPERTES LLC

TAX ID NUMBER: 67 241

JURISDICTION: Council District 3

▶ **LOCATION:** North side Old Callahan Dr., northwest of Callahan Dr.

▶ **TRACT INFORMATION:** 1.3 acres.

SECTOR PLAN: North County

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

ACCESSIBILITY: Access is via Old Callahan Dr., a major collector street with 21' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / O-1 (Office, Medical, and Related Services)

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

▶ **EXISTING LAND USE:** Office

▶ **PROPOSED USE:** Plumbing supply business

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of commercial plan designation and C-4 zoning from the northeast

HISTORY OF ZONING REQUESTS: Property was rezoned from A-1 to O-1 for a beauty salon in 2006 (1-K-06-PA/1-W-06-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Vacant land / GC / C-4 (Highway & Arterial Commercial)

South: Old Callahan Dr. - Vacant land / OS / A-1 (General Agricultural)

East: Warehouse business / GC / C-4 (Highway & Arterial Commercial)

West: Dwelling / OS / A-1 (General Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of commercial, office and residential uses under C-4, C-6, R-2, O-1 and A-1 zoning.

STAFF RECOMMENDATION:

▶ **ADOPT resolution #10-G-08-PA, amending the Knoxville One Year Plan to GC (General Commercial) for this property. (See attached Exhibit A.)**

Commercial uses for this site are an extension of the plan designation and use from the northeast and are compatible with the surrounding development pattern.

► **RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning.**

C-4 is a logical extension of zoning from the northeast and is compatible with surrounding development and zoning.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed GC designation and C-4 zoning are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposed plan designation and zoning are logical extensions from the northeast.
3. There are many adjacent and surrounding properties in the area that are currently designated for commercial uses and zoned C-4.

THE EFFECTS OF THE PROPOSAL

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. The impact to the street system would depend on the type and size of the commercial use. Old Callahan Dr. and Callahan Dr., just to the southeast of the site should be able to handle the additional traffic generated by this development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes office uses for this site, consistent with the current O-1 zoning.
2. This site is located within the Urban Growth Area (Inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Approval of these requests may lead to future requests for commercial uses in the area. Commercial uses are already established on numerous properties in the surrounding area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/16/2008 and 12/30/2008. 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.

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE CITY OF KNOXVILLE ONE YEAR PLAN**

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knoxville One Year Plan Land Use Map, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within sector plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Nolan Properties, LLC, has submitted an application to amend the One Year Plan from Office to General Commercial for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of the requested amendment to the One Year Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on 11/13/08 after consideration of the staff recommendation and testimony from those persons in support and opposed to the sector plan amendment, approved the amendment for the subject property as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the amendment to the One Year Plan, with its accompanying, staff report and map, file # 10-G-08-PA.

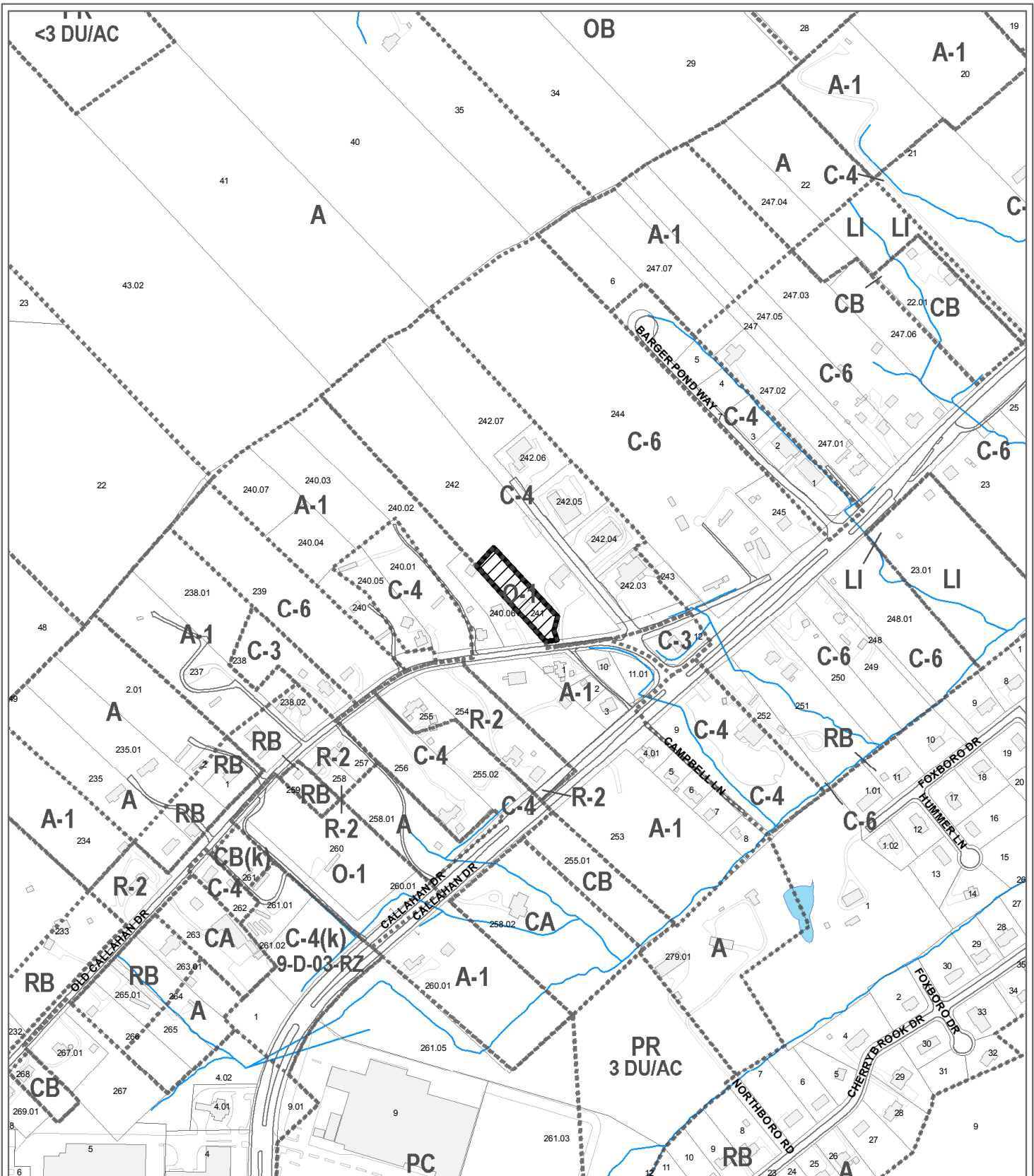
SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that the Council of the City of Knoxville likewise consider this amendment to the General Plan 2033.

Date

Chairman

Secretary



**10-I-08-RZ
REZONING**

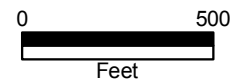
From: O-1 (Office, Medical, and Related Services)
To: C-4 (Highway and Arterial Commercial)



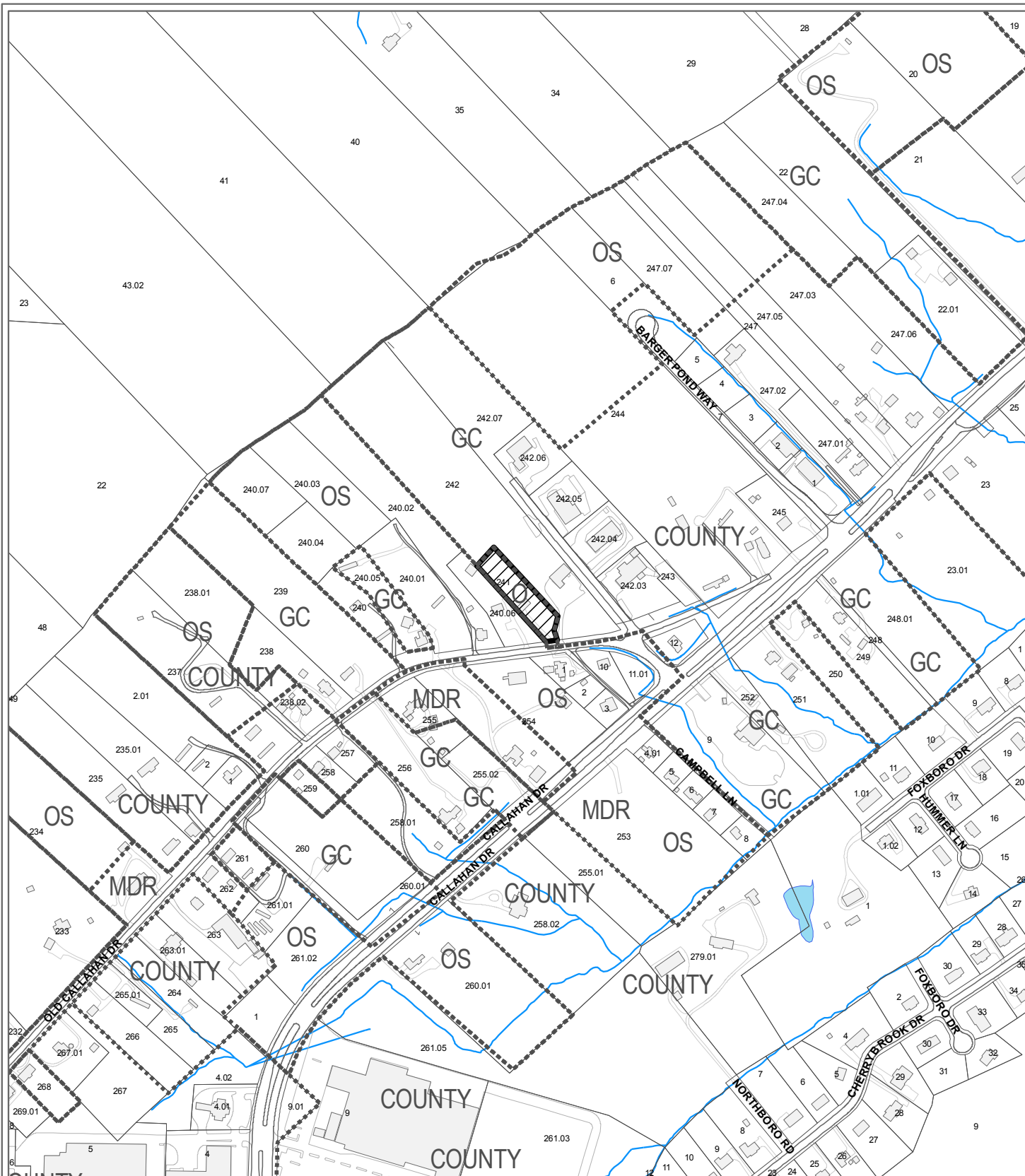
Petitioner: Nolan Properties, LLC

Map No: 67

Jurisdiction: City



Original Print Date: 9/18/2008
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



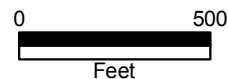
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