



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

FILE #: 7-B-13-RZ
7-A-13-PA

AGENDA ITEM #: 24
AGENDA DATE: 7/11/2013

APPLICANT: J. STEPHEN RIDENOUR
OWNER(S): J. Stephen Ridenour

TAX ID NUMBER: 67 260.01 ONLY PORTION ON SOUTHEAST SIDE OF CALLAHAN DR.
JURISDICTION: Council District 3

LOCATION: Southeast side Callahan Dr., north of Clinton Hwy.

TRACT INFORMATION: 4.62 acres.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Callahan Dr., a 4-lane, median-divided minor arterial street within 105' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

PRESENT PLAN DESIGNATION/ZONING: OS (Open Space) / A-1 (General Agricultural)

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

EXISTING LAND USE: Vacant land

PROPOSED USE: Automotive sales and repair

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

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Callahan Dr. - Residence / GC / O-1 (Office, Medical & Related Services)

ZONING South: Retail / County / PC (Planned Commercial)

East: House / County / CA (General Business)

West: Commercial / County and OS / PC (Planned Commercial) and C-4 (Highway & Arterial Commercial)

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

STAFF RECOMMENDATION:

RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation.

General commercial uses will be compatible with the scale and intensity of surrounding development and

zoning. The site is located along Callahan Dr., a minor arterial street that has been developed with commercial uses on both sides.

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

C-4 zoning is consistent with the scale and intensity of the surrounding development and zoning pattern and is a logical extension of commercial zoning from three sides.

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. **AN ERROR IN THE PLAN** - The One Year Plan currently designates the site for OS (Open Space), but the sector plan proposes GC (General Commercial). The One Year Plan should be amended to become consistent with the sector plan.

B. **A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA** - No known improvements have been made to any of the roads surrounding this site. Public water and sewer utilities are available to serve the site.

C. **A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN** - This section of Callahan Dr. near Clinton Hwy. is primarily developed with commercial uses, under various commercial zones. This proposed plan amendment will continue that trend.

D. **NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT** - The sector plan proposes commercial uses for the site, consistent with the proposed one year plan amendment and rezoning requests.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. C-4 zoning for the subject property is an extension of commercial zoning from three sides.
2. C-4 zoning is consistent with the sector plan proposal for the site.
3. The site is located on the edge of an established commercial node at Callahan Dr. and Clinton Hwy. All of the properties adjacent to the site are zoned either commercial or office. Commercial zoning for this site will fit in this gap in zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The C-4 (Highway & Arterial Commercial) zone is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of motor vehicle oriented trade. It is the intent to provide a location for a limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, are suitable for display and storage outside of the confines of an enclosed building.
2. Based on the above general intent, this site is appropriate for C-4 development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposal is compatible with the surrounding land uses and zoning pattern.
2. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

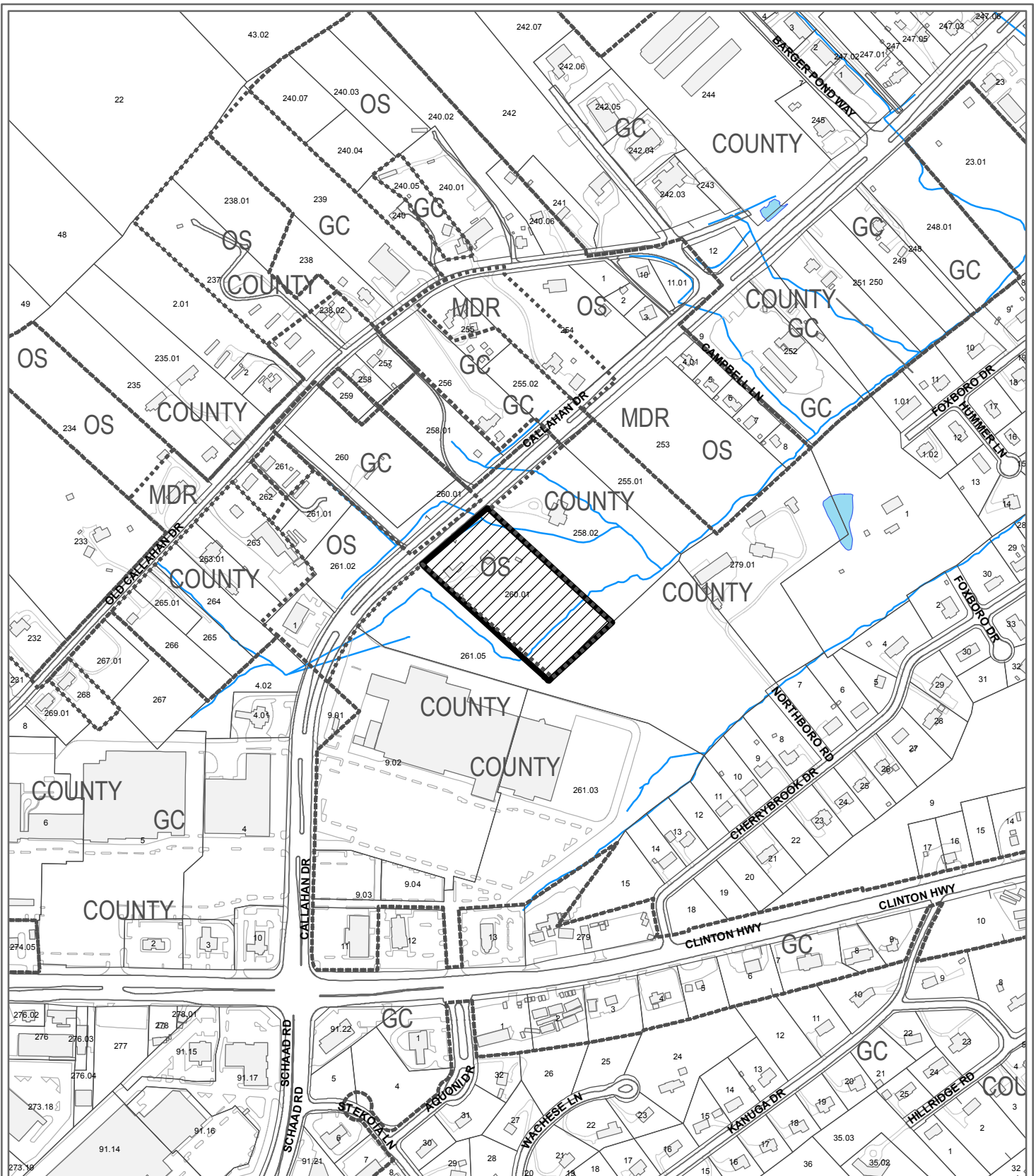
1. The Northwest City Sector Plan proposes commercial uses for the site, consistent with the proposed C-4 zoning.
2. With the recommended amendment of the City of Knoxville One Year Plan to GC, the proposed C-4 zoning would be consistent with the plan.

3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

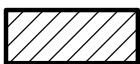
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/6/2013 and 8/20/2013. 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.



**7-A-13-PA / 7-B-13-RZ
PLAN AMENDMENT**

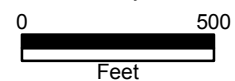
Petitioner: J. Stephen Ridenour

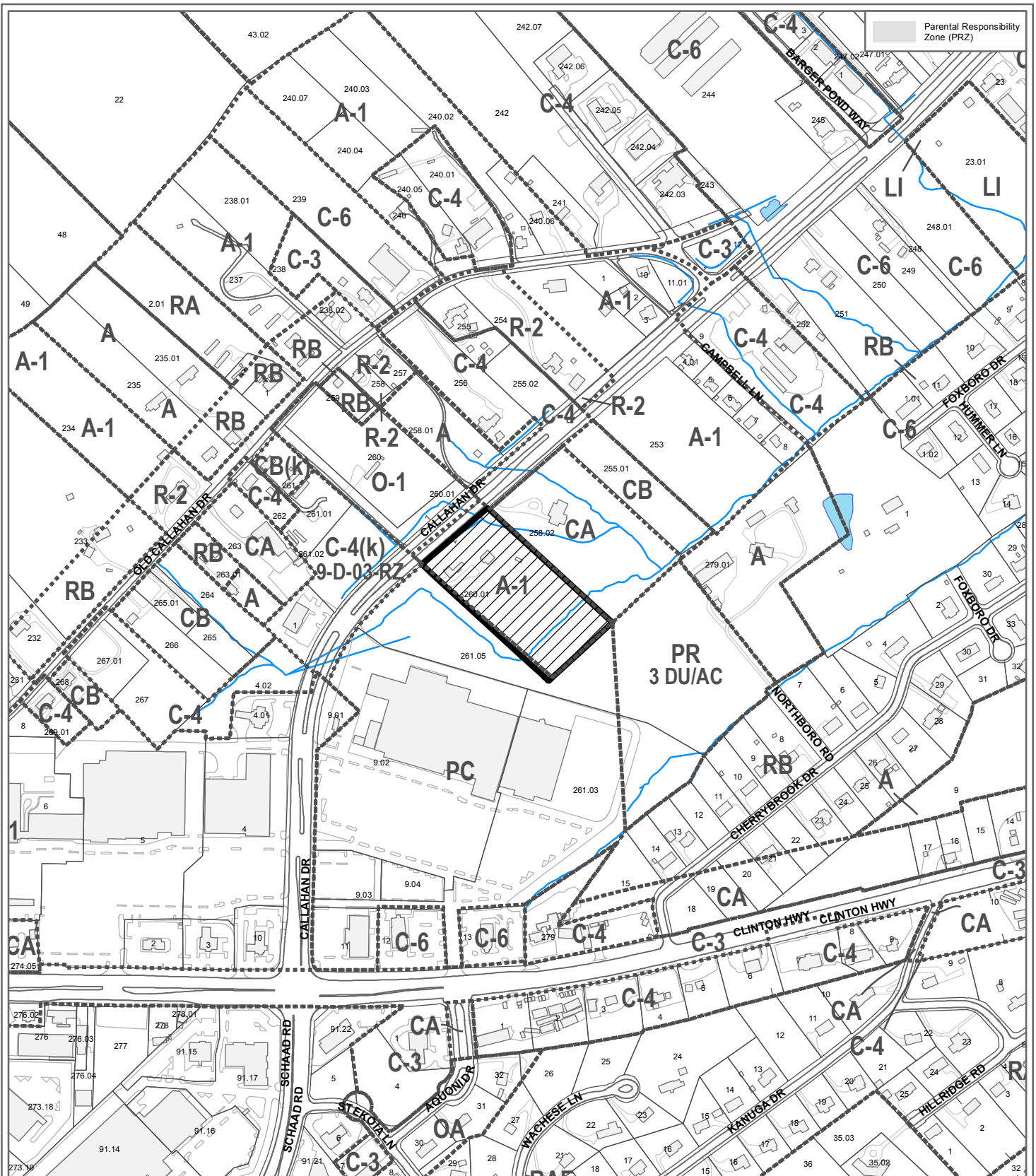


From: OS (Open Space)
To: GC (General Commercial)

Map No: 67
Jurisdiction: City

Original Print Date: 6/27/2013
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





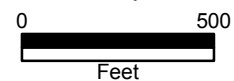
**7-B-13-RZ
REZONING**

From: A-1 (General Agricultural)
To: C-4 (Highway and Arterial Commercial)



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