



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

▶ **FILE #:** 4-I-14-RZ
4-D-14-PA

AGENDA ITEM #: 38
AGENDA DATE: 4/10/2014

▶ **APPLICANT:** RAY HUFFAKER
OWNER(S): Ray Huffaker

TAX ID NUMBER: 68 003 & 004
JURISDICTION: Council District 3
STREET ADDRESS: 513 Callahan Dr

▶ **LOCATION:** Northwest side Callahan Dr., southwest of I-75

▶ **TRACT INFORMATION:** 6.09 acres.

SECTOR PLAN: North County

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

ACCESSIBILITY: Access is via Callahan Dr., a minor arterial street with 4 lanes and center median within 110' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

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

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

▶ **EXISTING LAND USE:** Vacant land and dwellings

▶ **PROPOSED USE:** Auto dealership

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted for this site, but other nearby sites have been rezoned C-4 in recent years.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Ridge / RA (Low Density Residential)
South: Callahan Dr. - UPS Regional Facility / C-6 (General Commercial Park)
East: Vacant land / C-4 (Highway & Arterial Commercial)
West: Office-commercial building / C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT: This area is developed with office, commercial and distribution uses under C-3, C-4, C-6, CB and CH zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation to a depth of 550 feet from the edge of the Callahan Dr. right-of-way. (See attached 'MPC Staff**

Recommendation' map.)

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. Limiting the depth of the rezoning reduces the possibility of developing the sloped, rear portion of the site along the ridgeline.

► **RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning to a depth of 550 feet from the edge of the Callahan Dr. right-of-way. (See attached 'MPC Staff Recommendation' map.)**

With the recommended limited rezoning only to a depth of 550 feet, the steep portion of ridgeline in the northern portion of the site will not be subject to commercial development. The recommended depth is based on the sector plan proposal of the depth where the hillside protection area begins. 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 two 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) or MDR (Medium Density Residential), but the sector plan proposes mixed uses, including 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 I-75 is primarily developed with commercial and light industrial 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 mixed 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 two sides.
2. C-4 zoning is consistent with the sector plan proposal for the site.
3. The site is located within a commercial corridor of Callahan Dr. southwest of I-75. All of the properties adjacent to the site are zoned commercial. Commercial zoning for this site will fill 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.

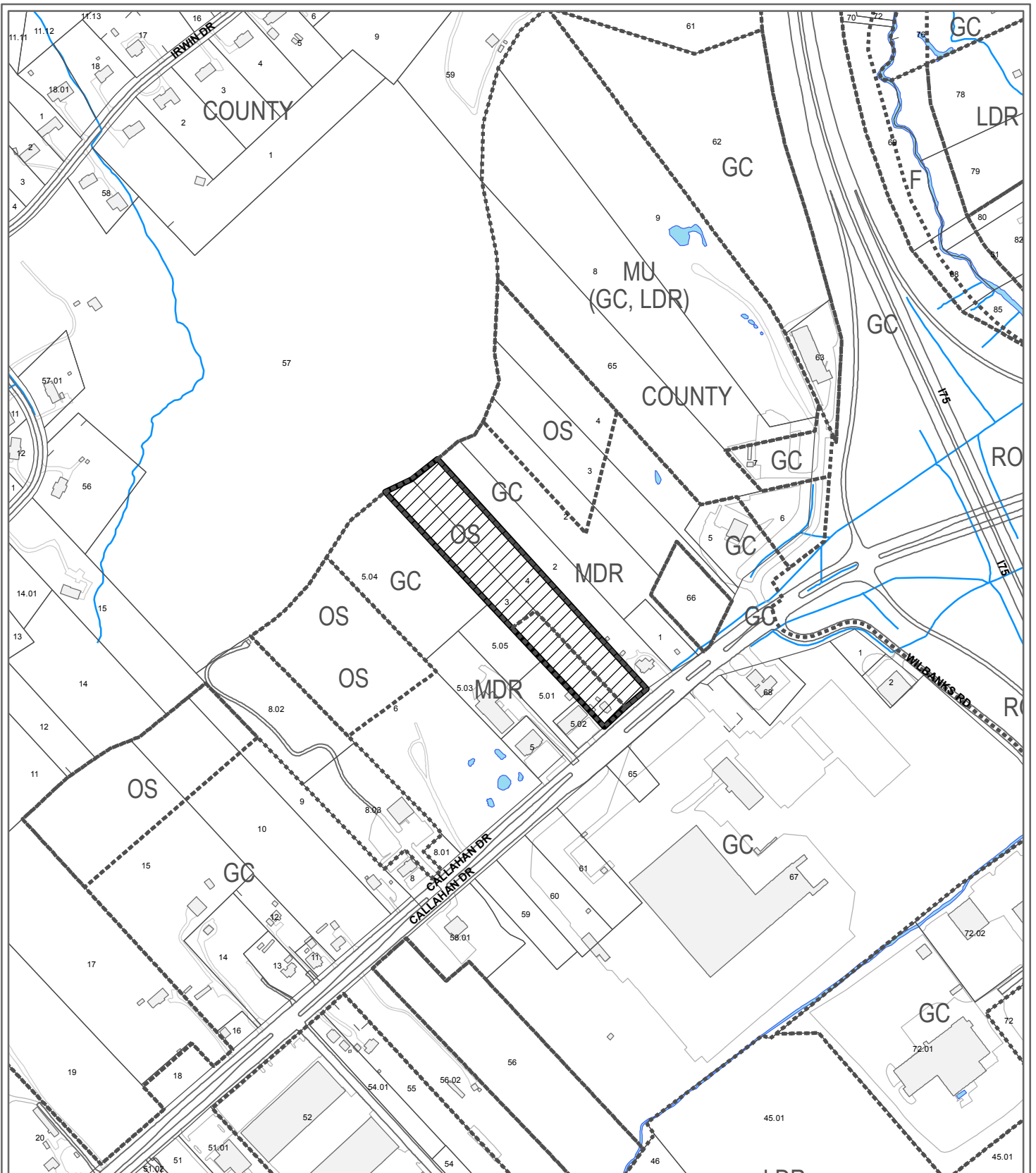
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan proposes mixed uses for the site including commercial, 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 required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/13/2014 and 5/27/2014. 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.



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PLAN AMENDMENT**

From: MDR (Medium Density Residential) & OS (Open Space)
To: GC (General Commercial)



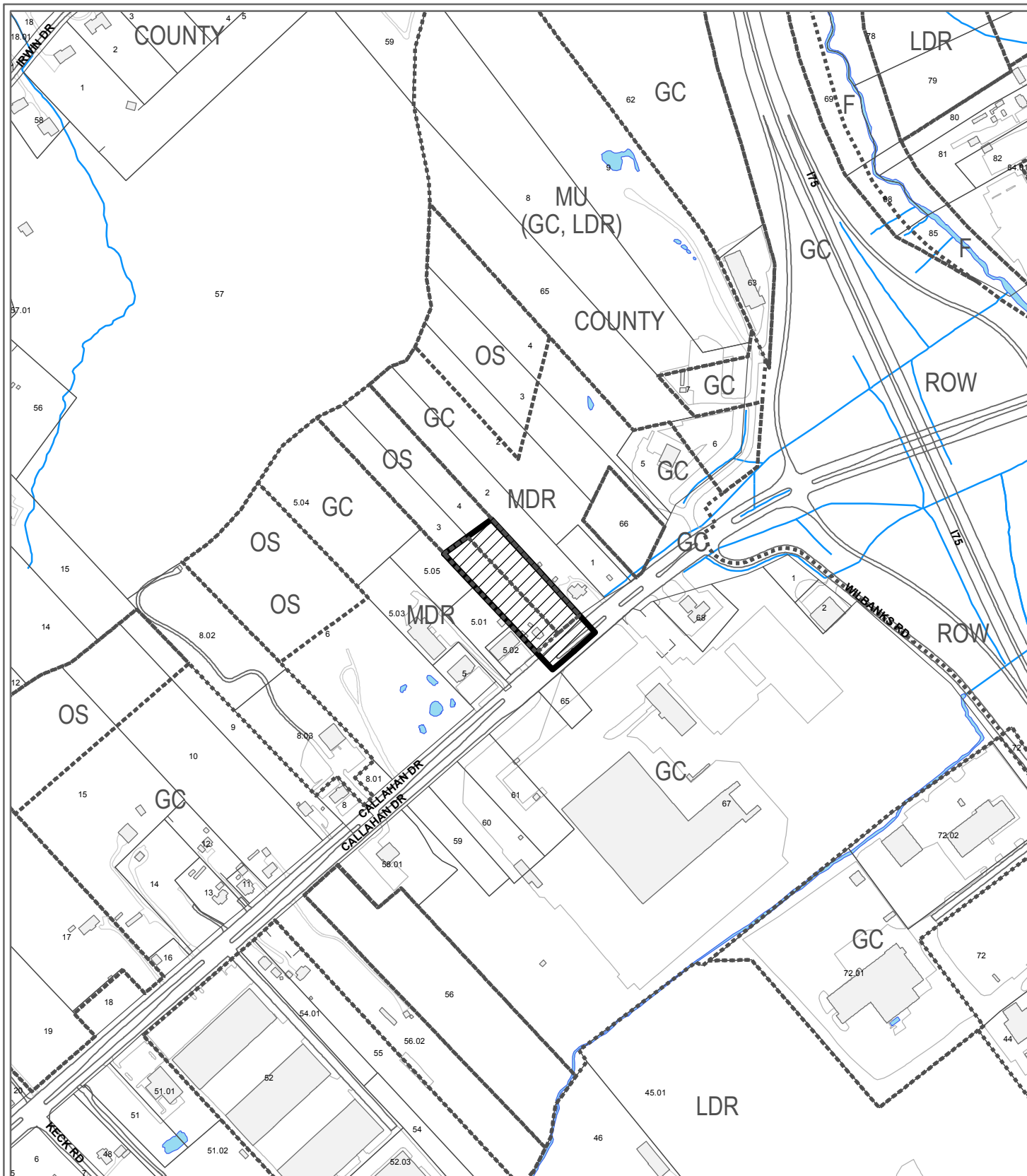
Petitioner: Huffaker, Ray

Map No: 68

Jurisdiction: City



Original Print Date: 3/25/2014 Revised:
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PLAN AMENDMENT MPC STAFF RECOMMENDATION**

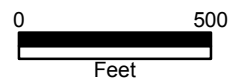
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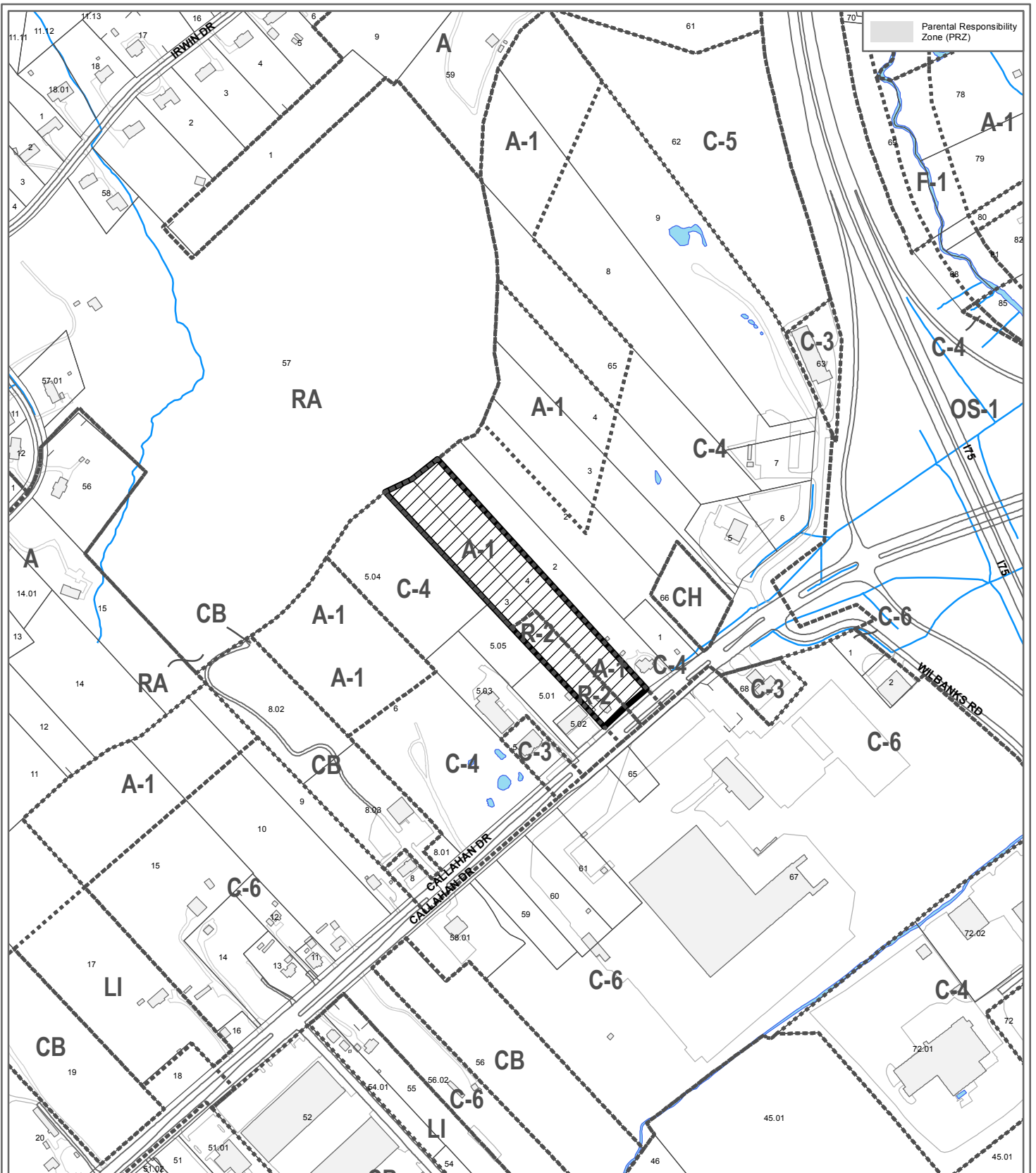


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**4-I-14-RZ
REZONING**

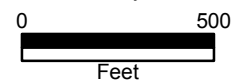
From: A-1 (General Agricultural) & R-2 (General Residential)
To: C-4 (Highway and Arterial Commercial)



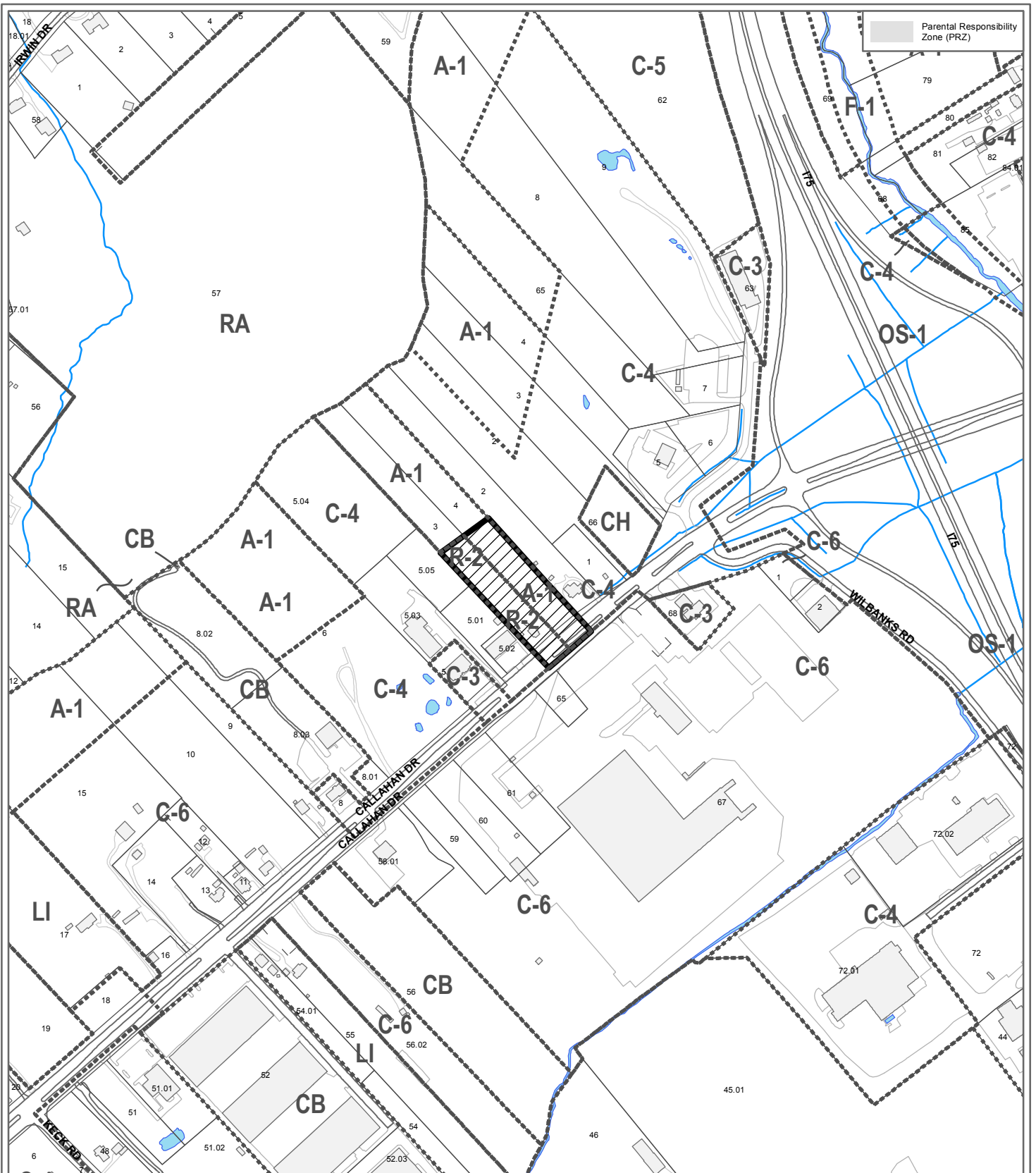
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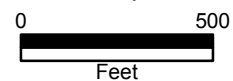
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