

▶ **FILE #:** 10-F-17-RZ

AGENDA ITEM #: 46

AGENDA DATE: 10/12/2017

▶ **APPLICANT:** ARTHUR SEYMOUR JR.

OWNER(S): Graham GP

TAX ID NUMBER: 67 L B 007

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2400 Old Callahan Dr

▶ **LOCATION:** Southeast side Old Callahan Dr., northeast of Clinton Hwy.

▶ **APPX. SIZE OF TRACT:** 1.43 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Old Callahan Dr., a major collector street with 20' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

▶ **PRESENT ZONING:** PC-1 (Retail and Office Park)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Retail

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was rezoned PC-1 in 2003 after its annexation into the City of Knoxville (10-A-03-RZ)

SURROUNDING LAND USE AND ZONING: North: Old Callahan Dr., Knoxville Wholesale Furniture / CB (Business & Manufacturing)

South: Businesses / C-3 (General Commercial)

East: Shopping center / PC-1 (Retail & Office Park)

West: Hardee's / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: Thia area is developed with commercial uses under CA, CB, C-3, C-4 and PC-1 zoning. It ios part of the large regional commercial node at the intersection of Schaad Rd. and Clinton Hwy.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning, subject to 1 condition:**

1. No new access drive to Old Callahan Dr. will be permitted. Access to the site must come from existing driveways to northeast and/or southwest.

With the recommended condition above, the site is appropriate to be rezoned to C-3. C-3 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of C-3 zoning from the south. Since adequate access drives are available on either side of the subject property, staff recommends that no additional access drive to Old Callahan Dr. be permitted.

COMMENTS:

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. The proposed C-3 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The location of the property along a major collector street adjacent in a large commercial node makes it appropriate for C-3 uses.
3. The proposal is consistent with the One Year and sector plan proposals for the site, and C-3 is a logical extension of zoning from the south.

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

1. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, the regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.
2. Based on the above general intent, this site is appropriate for C-3 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 would have no impact on schools. The impact on the street system would depend on the type of commercial development proposed. Water and sewer utilities are in place to serve the site.
2. The proposal is compatible with surrounding development and zoning, so the impact on adjacent properties should be minimal. Commercial zoning and uses are located on all sides of the subject property.
3. The area is developed primarily with commercial businesses which will not be negatively impacted by commercial development of this site. No other area of the County will be impacted by this rezoning request.

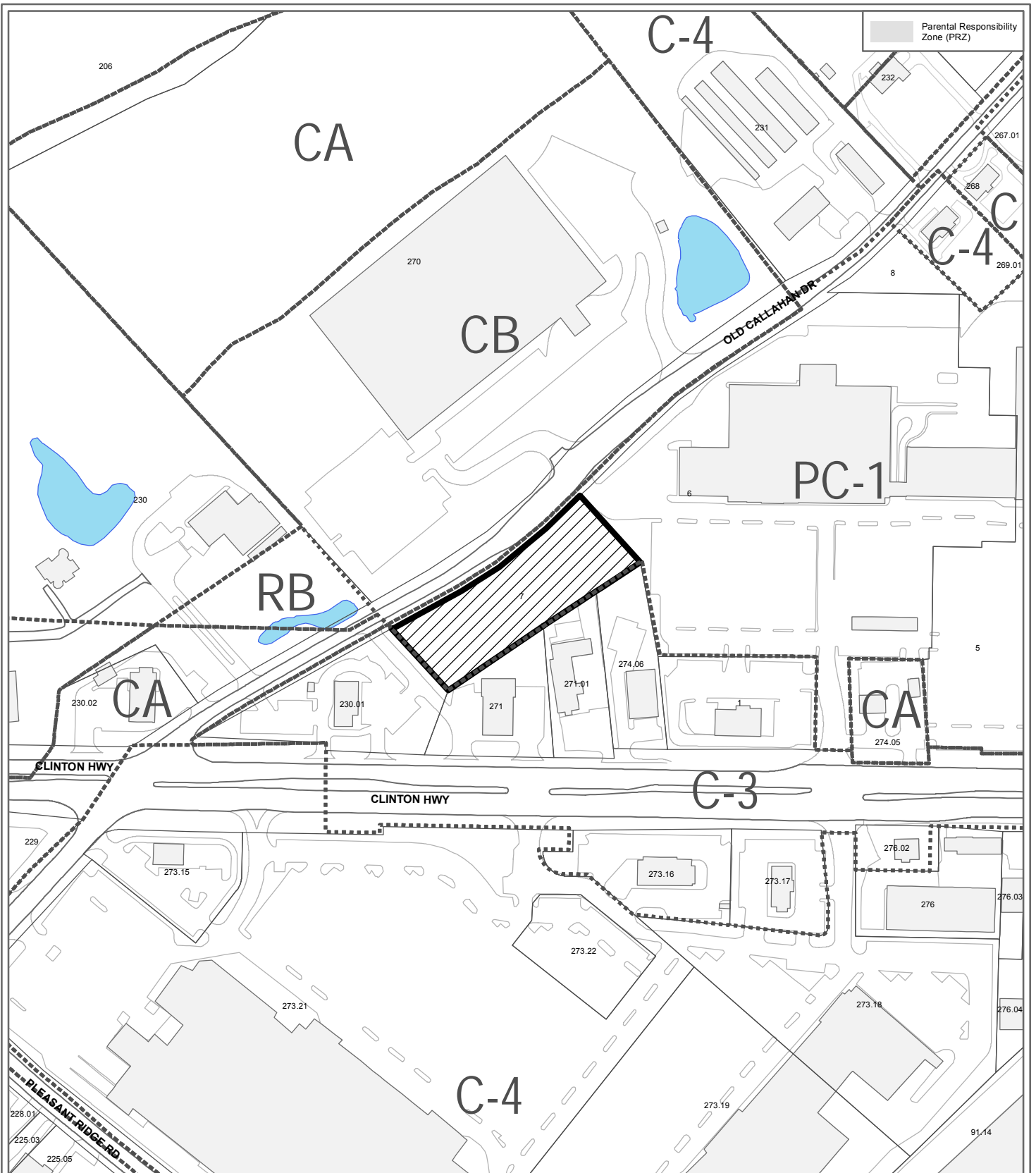
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the Northwest City Sector Plan and the City of Knoxville One Year Plan propose CC (Community Commercial) uses for this site, consistent with the proposed C-3 zoning.
2. The site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The 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 11/7/2017 and 11/21/2017. 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.



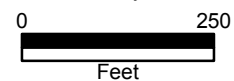
**10-F-17-RZ
REZONING**

From: PC-1 (Retail and Office Park)
To: C-3 (General Commercial)



Petitioner: Seymour Jr., Arthur

Map No: 67
Jurisdiction: City



Original Print Date: 9/20/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

OYP/SP: CC



KNOXVILLE-KNOX COUNTY
M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
S U I T E 4 0 3 • C I T Y C O U N T Y B U I L D I N G
4 0 0 M A I N S T R E E T
K N O X V I L L E , T E N N E S S E E 3 7 9 0 2
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
W W W . K N O X M P C . O R G

REZONING **PLAN AMENDMENT**

Name of Applicant: Arthur Seymour Jr.
Date Filed: 8/24/17 Meeting Date: October 12, 2017
Application Accepted by: Brousseau
Fee Amount: \$1000 File Number: Rezoning 10-F-17-RZ
Fee Amount: _____ File Number: Plan Amendment _____

PROPERTY INFORMATION
Address: 2400 Old Callahan Dr.
General Location: Old Callahan Dr and Clinton Hwy NE of SW side Old Callahan Dr. Climbent Hwy
Parcel ID Number(s): 067LB007
Tract Size: 1.43 ac
Existing Land Use: Vacant
Planning Sector: Northwest City
Growth Policy Plan: Inside City
Consus Tract: 48
Traffic Zone: 206
Jurisdiction: City Council 3rd District
 County Commission _____ District

PROPERTY OWNER **OPTION HOLDER**
PLEASE PRINT
Name: _____
Company: Graham GP
Address: PO Box 12489
City: Knoxville State: TN Zip: 37912
Telephone: (865) 693-7000
Fax: (865) 219-7421
E-mail: info@grahamcorporation.com

Requested Change
REZONING
FROM: PC-1
TO: C-3
PLAN AMENDMENT
 One Year Plan _____ Sector Plan
FROM: _____
TO: _____

APPLICATION CORRESPONDENCE
All correspondence relating to this application should be sent to:
PLEASE PRINT
Name: Arthur Seymour Jr.
Company: Frantz, McConnell, + Seymour
Address: 550 West Main St., Ste 500
City: Knoxville State: TN Zip: 37902
Telephone: (865) 546-9321
Fax: (865) 637-5249
E-mail: ajseymour@fmsllp.com

PROPOSED USE OF PROPERTY
Retail
Density Proposed _____ Units/Acre
Previous Rezoning Requests: _____
10-A-03-RZ City annex

APPLICATION AUTHORIZATION
I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.
Signature: [Signature]
PLEASE PRINT
Name: Arthur Seymour Jr.
Company: Frantz, McConnell, + Seymour
Address: 550 West Main St, Ste 500
City: Knoxville State: TN Zip: 37902
Telephone: (865) 546-9321
E-mail: ajseymour@fmsllp.com