



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 10-N-20-RZ **AGENDA ITEM #:** 23
 10-F-20-SP **AGENDA DATE:** 10/8/2020

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS
 OWNER(S): Tennessee Truck Driving School

TAX ID NUMBER: 67 25801 & 256 (PART OF) [View map on KGIS](#)
 JURISDICTION: Commission District 7
 STREET ADDRESS: 0 Callahan Dr. & part of 1934 Old Callahan Dr.
 ▶ **LOCATION:** North side of Callahan Dr. west of intersection of Old Callahan Dr.
 ▶ **TRACT INFORMATION:** 2 acres.
 SECTOR PLAN: Northwest City
 GROWTH POLICY PLAN: Urban Growth Area
 ACCESSIBILITY: Access is via Callahan Drive, a minor arterial, median seperated road with a pavement width of 78 feet within a right of way width of 112 feet.
 UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District
 WATERSHED: Knob Fork Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office) / A (Agricultural)
 ▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / CB (Business and Manufacturing)
 ▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, GC is adjacent to the west.
HISTORY OF ZONING REQUESTS: None noted.
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Single family residential - MDR/O (Medium Density Residential/Office), HP (Hillside Protection)
 South: Office - MDR/O (Medium Density Residential/Office)
 East: Agriculture/forestry/vacant - MDR/O (Medium Density Residential/Office)
 West: Rural residential - GC (General Commercial)
NEIGHBORHOOD CONTEXT: The area is largely zoned commercial, and within approximately 600 feet of the community commercial node of Clinton Highway and Callahan Dr. However, existing land use is the immediate area surrounding the subject property is generally lesser intense with vacant parcels, single family

STAFF RECOMMENDATION:

- ▶ **Approve the GC (General Commercial) designation because it is compatible with surrounding development.**

- ▶ **Approve CB (Business and Manufacturing) zoning because it is consistent with surrounding development and commercial zoning.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. A sector plan amendment occurred in 2016 on the adjacent property to the west to the GC (General Commercial) land use classification.
2. The adjacent property to the west was also rezoned at that time from office to commercial.
3. The surrounding area is largely within the City of Knoxville and is zoned primarily for commercial uses.
4. This area is within approximately 600 feet of the Community Commercial node at the intersection with Clinton Highway and Callahan Drive.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious or significant error or omission in the plan for this area, however, this area is and was largely commercially zoned during the last sector plan update and could have been considered as part of the Community Commercial node.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. This area is within the Urban Growth Area of the Growth Policy Plan.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

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 adjacent parcel to the west was rezoned from office to commercial in 2016.
2. The surrounding areas are within the the City of Knoxville, but are also commercially zoned.

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

1. The CB (Business and Manufacturing) zone is intended to provide for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and to have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB, Business and Manufacturing Zone are intensive users of

roads, sewers and other public facilities.

2. The existing infrastructure in this area includes roads and utilities that may support an expansion of commercial 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 adjacent zone districts are primarily commercial.

2. This rezoning is an extension of the adjacent zone districts and should not have any adverse effects.

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:

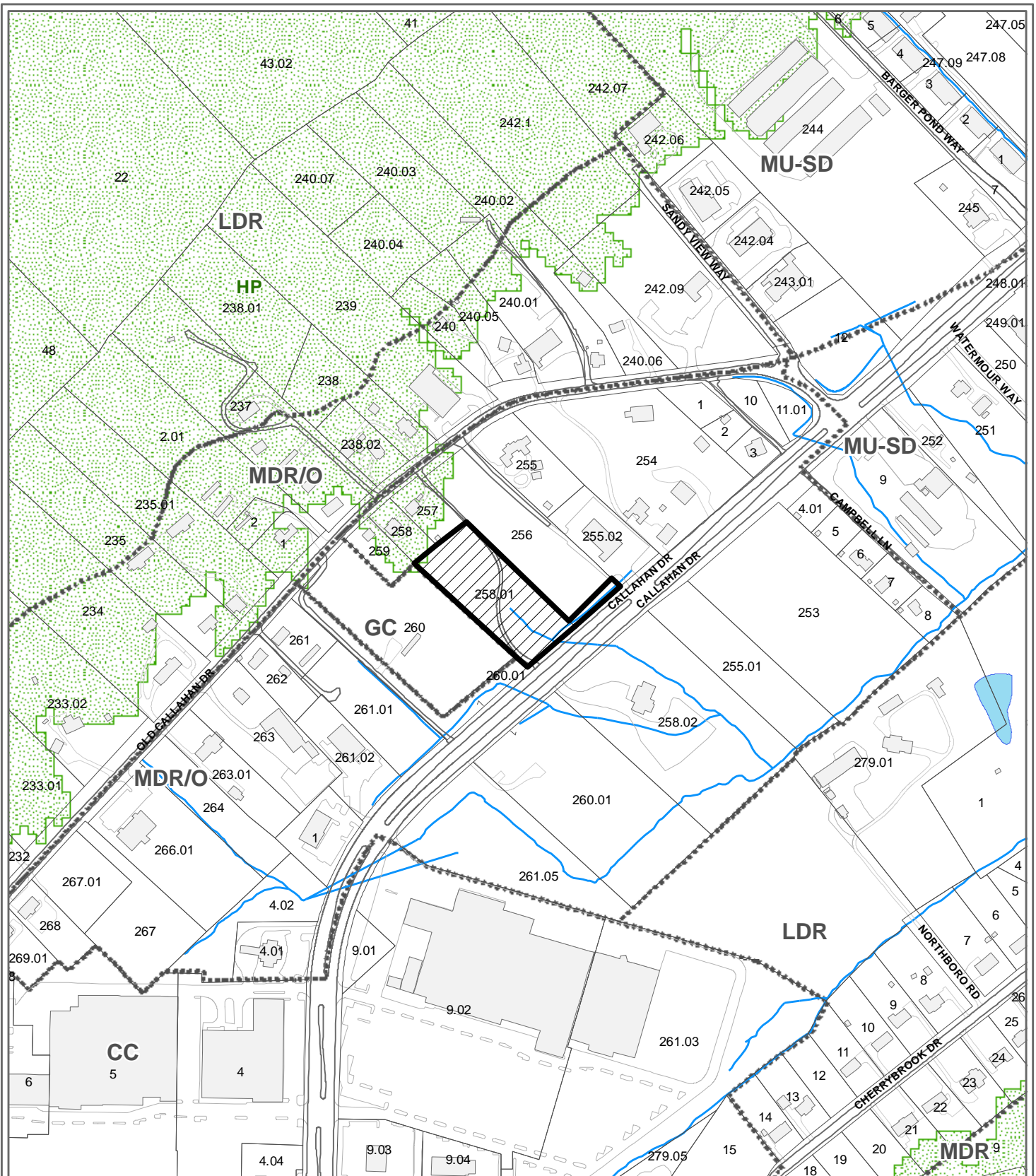
1. The proposed amendment is consistent with the sector plan as amended.

2. The proposed amendment does not appear to be in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 11/16/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**10-F-20-SP / 10-N-20-RZ
NORTHWEST CITY SECTOR PLAN AMENDMENT**

From: MDR/O (Medium Density Residential/Office)
To: GC (General Commercial)



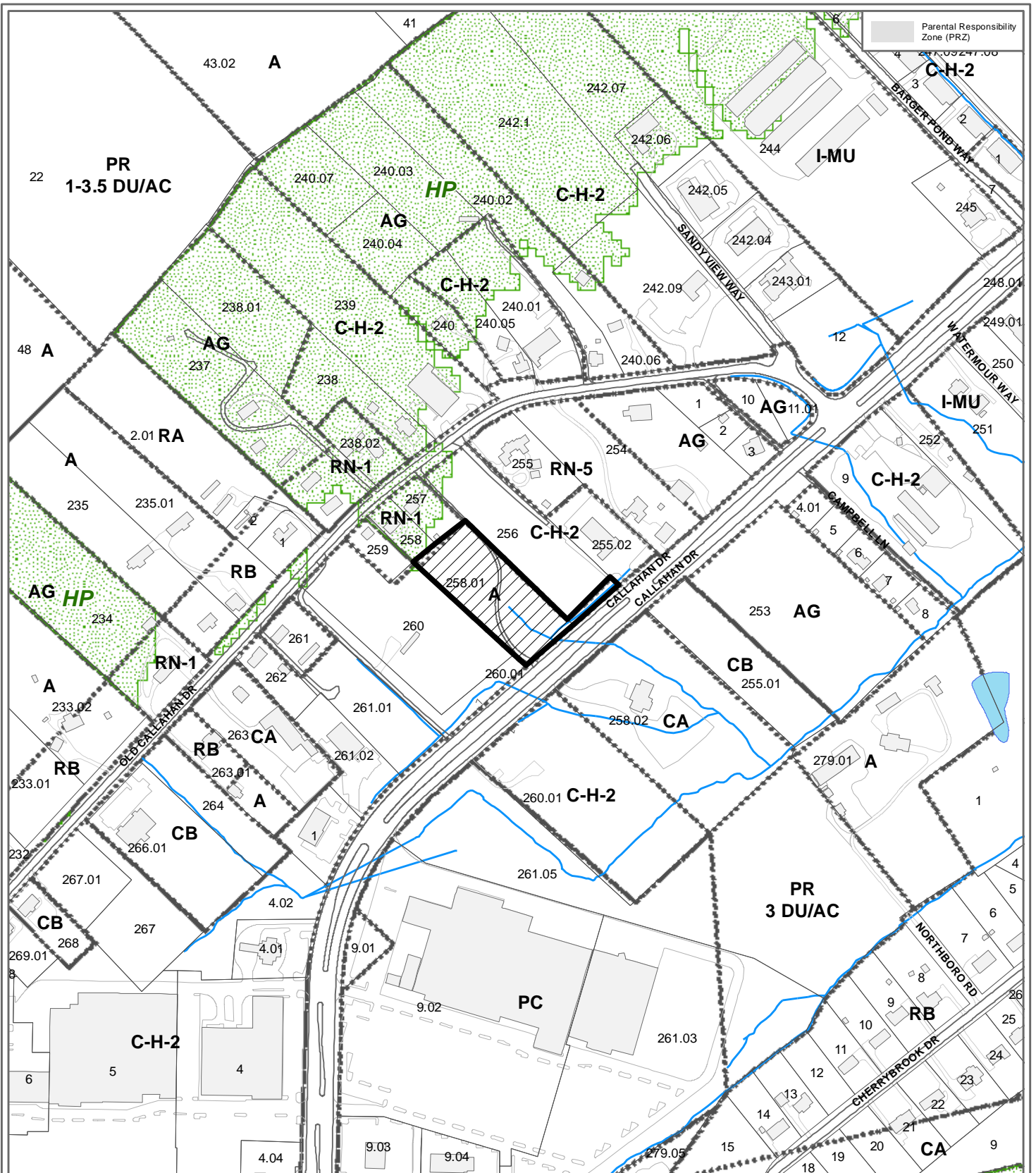
Petitioner: Land Development Solutions

Map No: 67

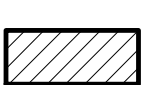
Jurisdiction: County



Original Print Date: 9/1/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



**10-N-20-RZ
REZONING**



From: A (Agricultural)
To: CB (Business and Manufacturing)

Petitioner: Land Development Solutions

Map No: 67

Jurisdiction: County



Original Print Date: 9/1/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST CITY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County 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 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 Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest City Sector Plan, 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 plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Land Development Solutions, LLC has submitted an application to amend the Sector Plan from Medium Density Residential/Office to General Commercial, for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of an amendment to the Northwest City Sector 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 Planning Commission, at its regularly scheduled public hearing on October 8, 2020, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

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

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest City Sector Plan, with its accompanying staff report and map, file #10-F-20-SP.

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

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Exhibit B. 10-F-20-SP & 10-N-20-RZ Contextual Images

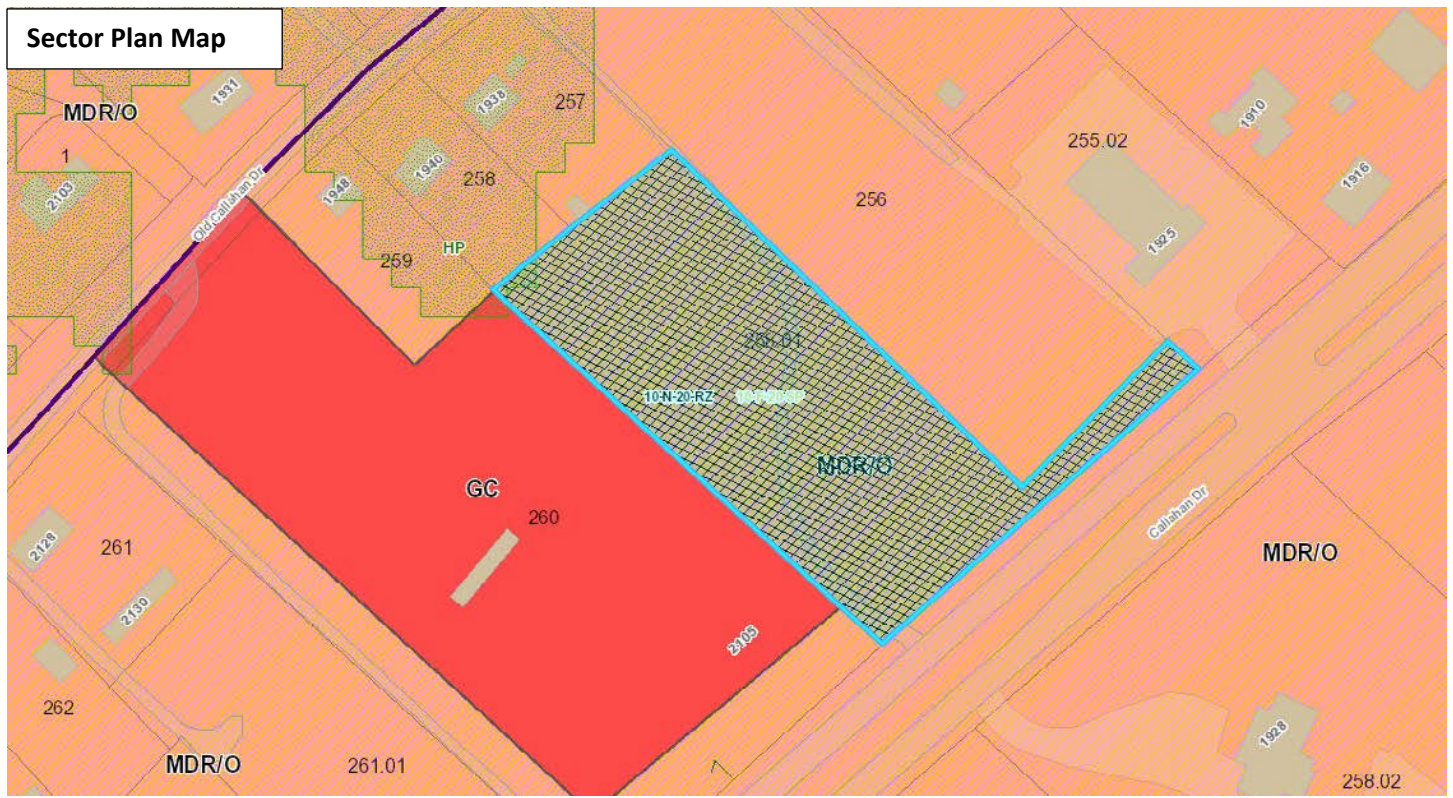
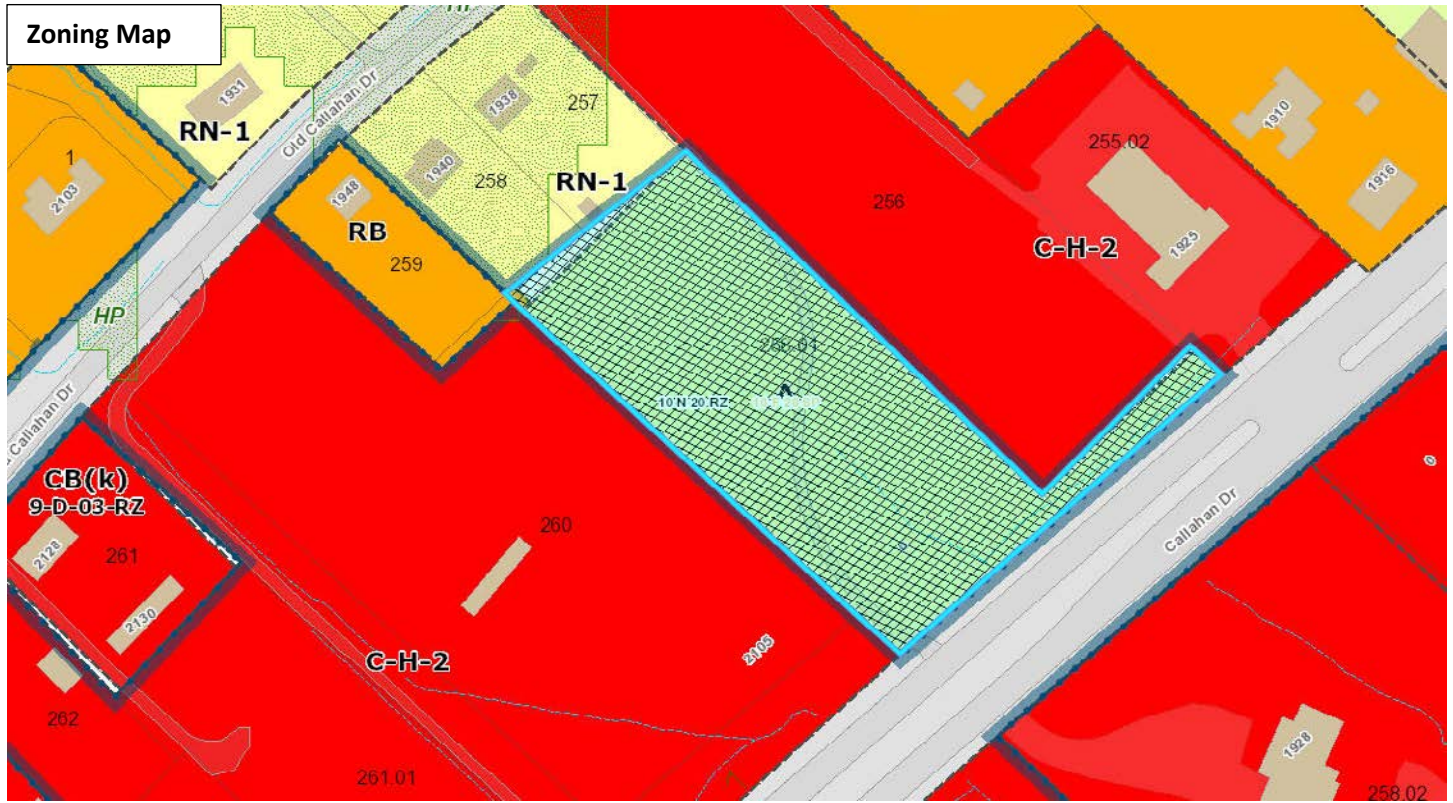
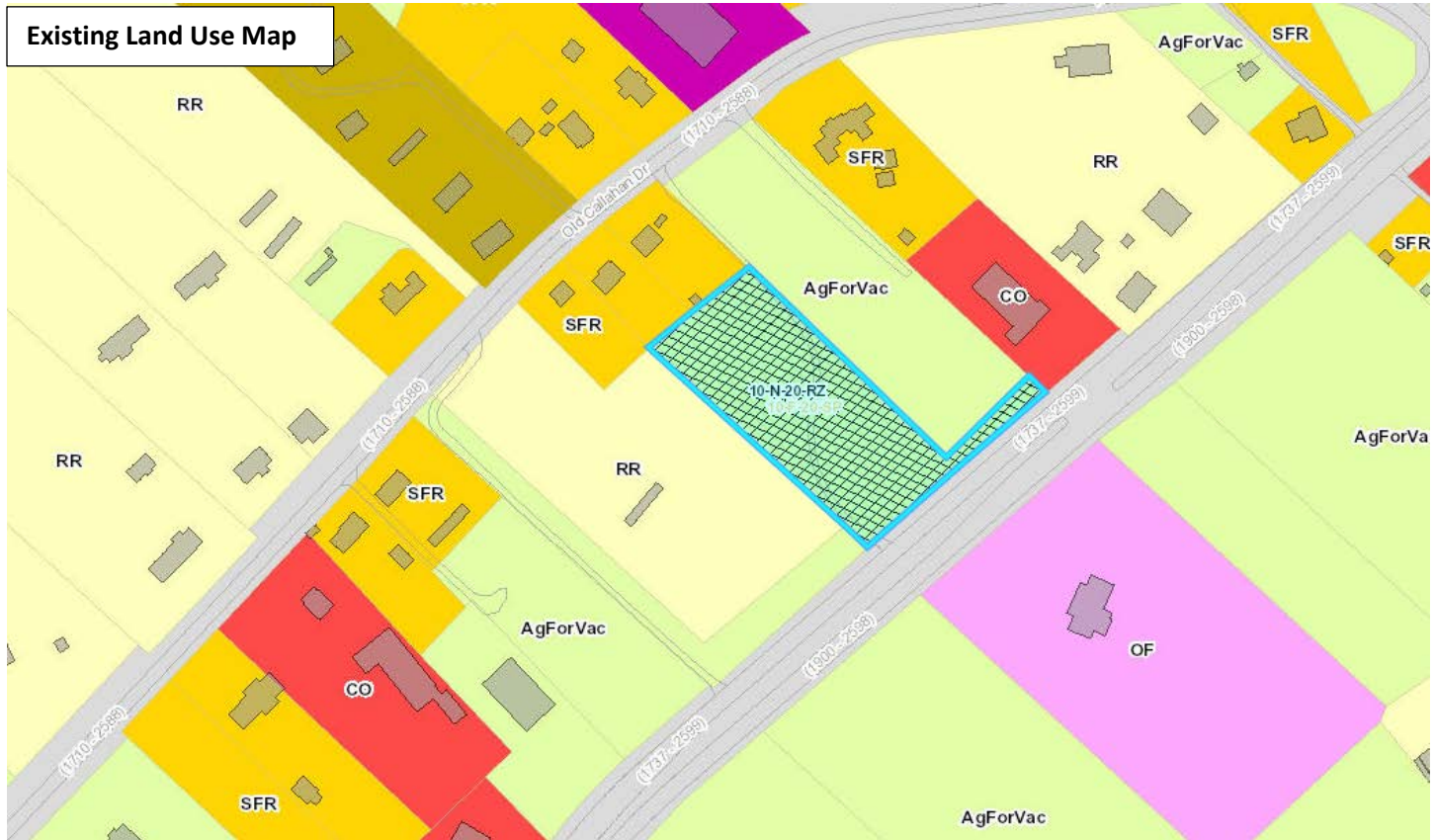


Exhibit B. 10-F-20-SP & 10-N-20-RZ Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Land Development Solutions

Applicant Name	Affiliation	
8/24/20	October 8, 2020	10-N-20-RZ
Date Filed	Meeting Date (if applicable)	File Numbers(s) 10-F-20-SP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

E J Baksa, Jr		Land Development Solutions	
Name	Company		
310-K Simmons Rd	Knoxville	TN	37922
Address	City	State	Zip
865-671-2281	rbaksa@ldstn.com		
Phone	Email		

CURRENT PROPERTY INFO

Tennessee Truck Driving School, Inc. - Barry Henson	4401 SINGLETON STATION RD LOUISVILLE, TN 37777	(865) 330-0035
Owner Name (if different)	Owner Address	Owner Phone
0 Callahan Dr & pt of 1934 Old Callahan Dr	06725801 & pt of 067256	
Property Address	Parcel ID	
North Knoxville on Callahan Dr north of Clinton Hwy <i>N/S Callahan Dr, Due W of intersect. of Old Callahan Dr.</i>	2 acres	
General Location	Tract Size	
Knox County <i>74B</i>	A	
Jurisdiction (specify district above)	<input checked="" type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
Northwest City	MDR/O	Urban Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Vacant	N	Hallsdale Powell UD
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider



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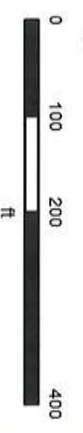
TN Truck Driving School - Zoning

Knoxville - Knox County - KUB Geographic Information System

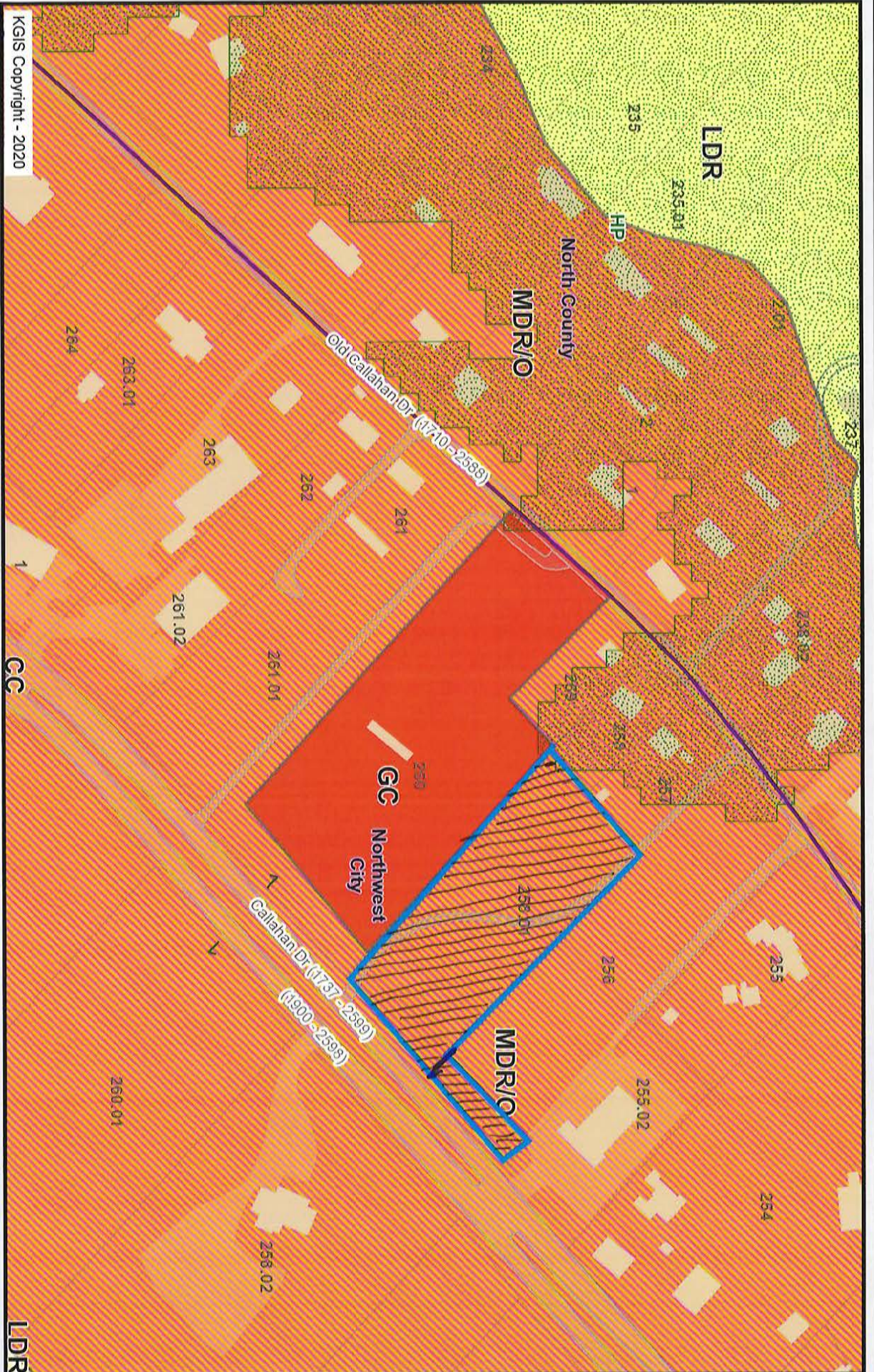
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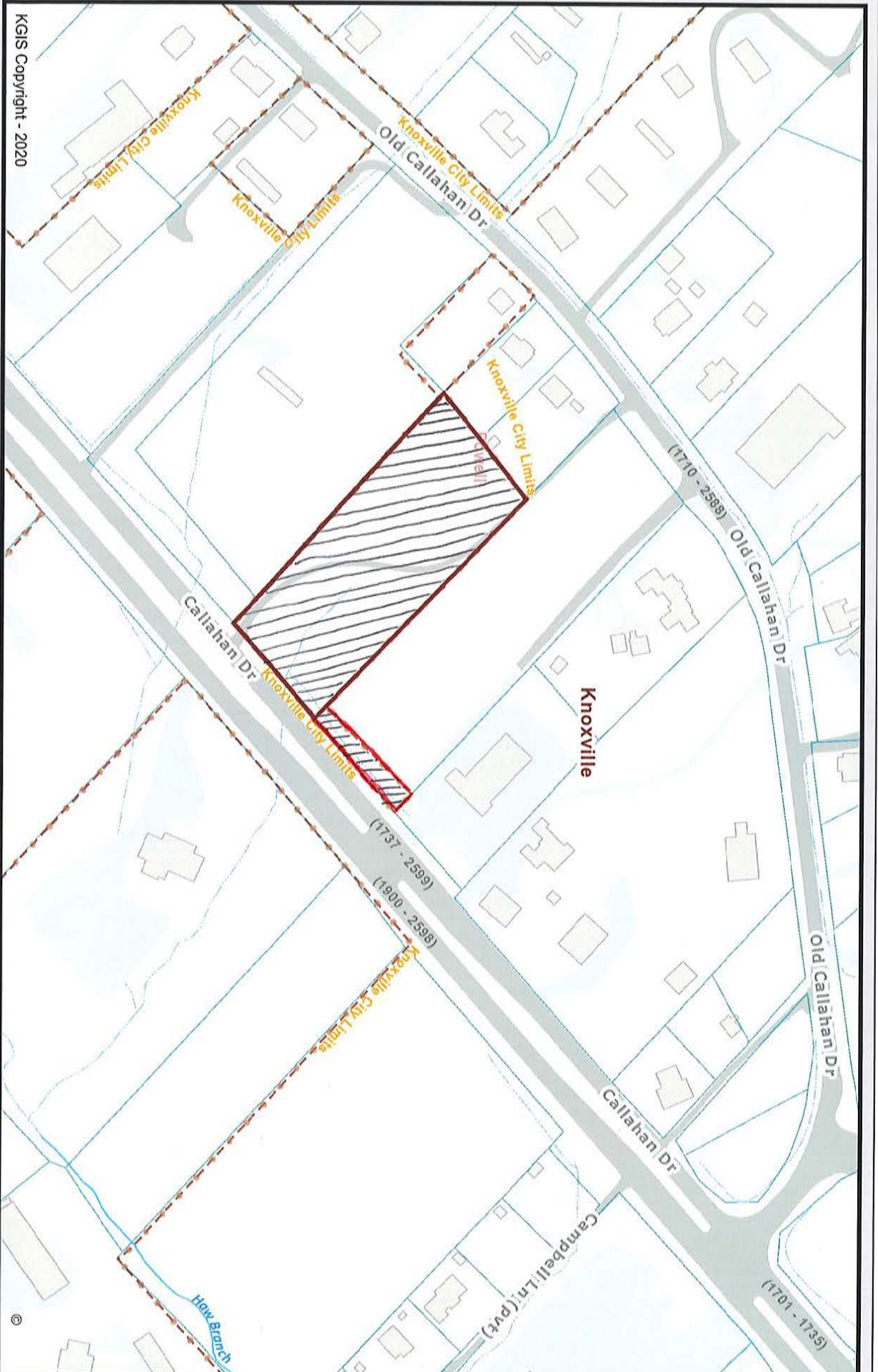
TN Truck Driving School - Plan Amendment

Knoxville - Knox County - KUB Geographic Information System

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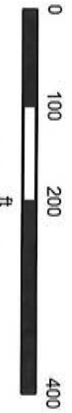
TN Truck Driving School Property Map

Knoxville - Knox County - KUB Geographic Information System

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