

# REZONING REPORT

▶ **FILE #:** 8-C-21-RZ

**AGENDA ITEM #:** 9

**AGENDA DATE:** 8/12/2021

▶ **APPLICANT:** CITY OF KNOXVILLE  
**OWNER(S):** Tennessee Truck Driving School Inc.

**TAX ID NUMBER:** 67 258.01 & 256 (PART OF) [View map on KGIS](#)

**JURISDICTION:** City Council District 3

**STREET ADDRESS:** 0 Callahan Drive and 1934 Old Callahan Dr.

▶ **LOCATION:** **North side of Callahan Drive, south side of Old Callahan Drive**

▶ **APPX. SIZE OF TRACT:** **2.06 acres**

**SECTOR PLAN:** Northwest City

**GROWTH POLICY PLAN:** N/A

**ACCESSIBILITY:** Access is via Callahan Drive, a minor arterial road with a pavement width of 77-ft within a right-of-way width of 105-ft with a center median.

**UTILITIES:** Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

**WATERSHED:** Beaver Creek

▶ **PRESENT ZONING:** **No zone**

▶ **ZONING REQUESTED:** **C-H-2 (Highway Commercial)**

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

▶ **EXTENSION OF ZONE:** Yes, C-H-2 is located adjacent to the east and west.

**HISTORY OF ZONING:** Formerly CB (Business and manufacturing)

**SURROUNDING LAND USE AND ZONING:** North: Single-family-residential - RN-1 (Single Family Residential)

South: Office - CA (General Business)

East: Agriculture/forestry/vacant - C-H-2 (Highway Commercial)

West: Rural residential - C-H-2 (Highway Commercial)

**NEIGHBORHOOD CONTEXT:** The property is located in an area with commercial uses along a minor arterial road. Vacant land, agricultural, and some residential uses surround the property, which has been annexed into the City of Knoxville.

**STAFF RECOMMENDATION:**

▶ **Approve C-H-2 (Highway Commercial) zoning because it is comparable to the CB (Business and Manufacturing) zone in Knox County.**

**COMMENTS:**

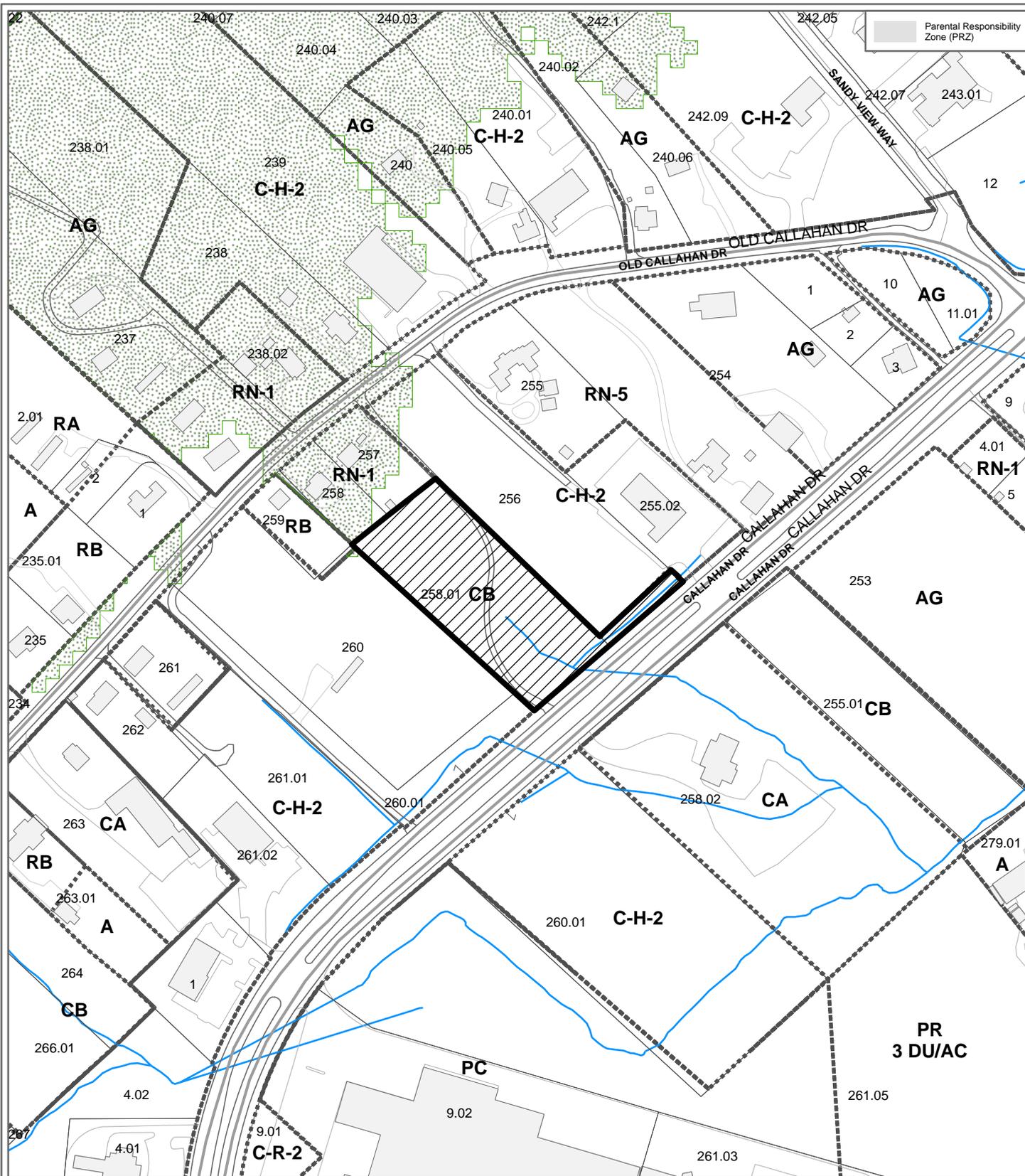
C-H-2 is a comparable City zoning district to the former CB County zoning and permits a range of commercial uses on the subject property. The CB zone is comparable with other commercial type zones present in the area. The adjacent properties to the east and west are zoned C-H-2.

Other properties in this area have been rezoned to C-H-2 into the City Limits of Knoxville.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/7/2021 and 9/21/2021. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



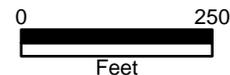
**8-C-21-RZ  
REZONING**

From: No zone (formerly CB Business & Manufacturing )  
 To: C-H-2 (Highway Commercial)

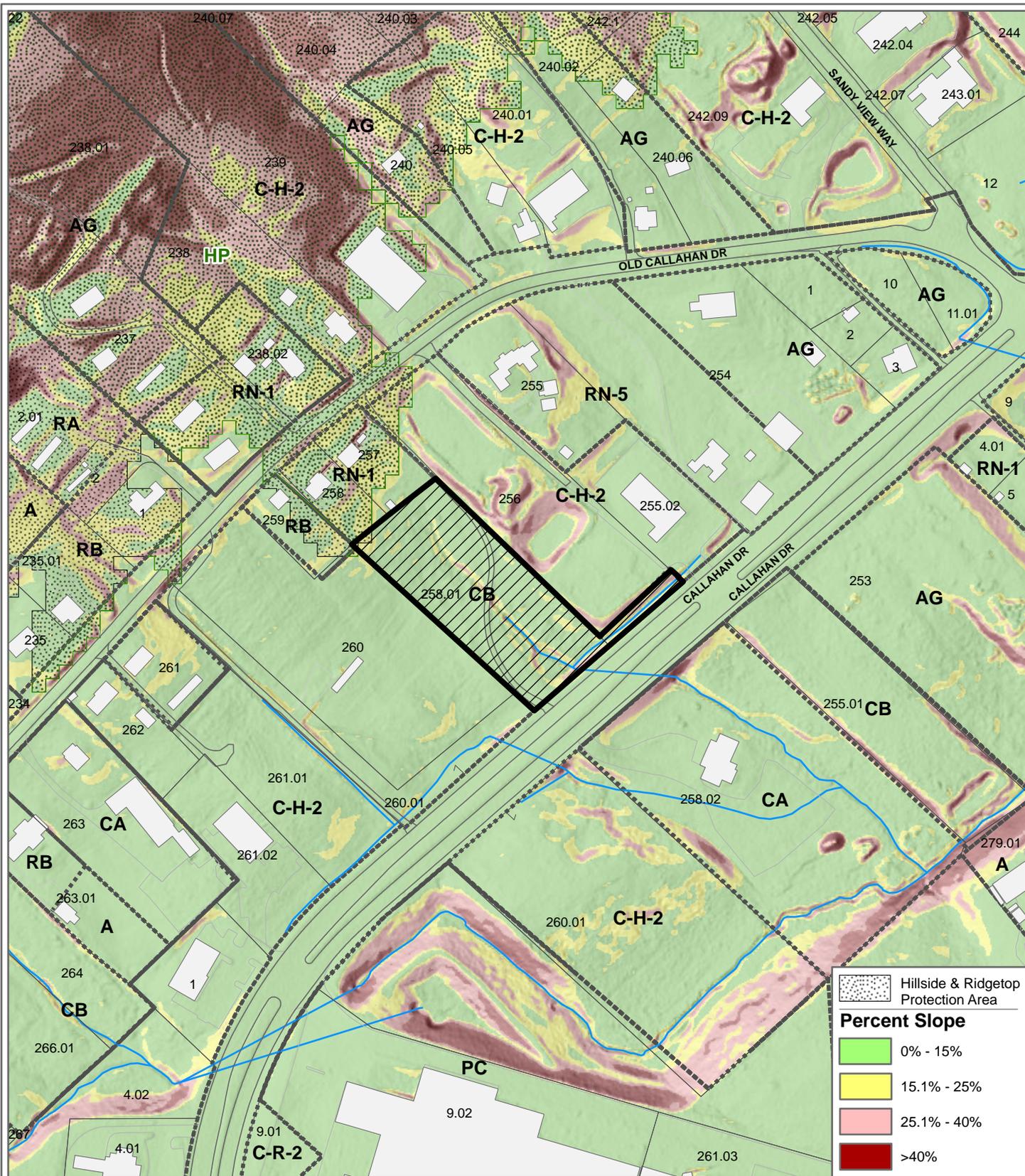


Petitioner: City of Knoxville

Map No: 67  
 Jurisdiction: City



Original Print Date: 7/6/2021 Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



	Hillside & Ridgetop Protection Area
<b>Percent Slope</b>	
	0% - 15%
	15.1% - 25%
	25.1% - 40%
	>40%

**8-C-21-RZ  
SLOPE ANALYSIS**

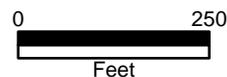
From: No zone (formerly CB Business & Manufacturing)  
 To: C-H-2 (Highway Commercial)



Original Print Date: 7/7/2021      Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: City of Knoxville,

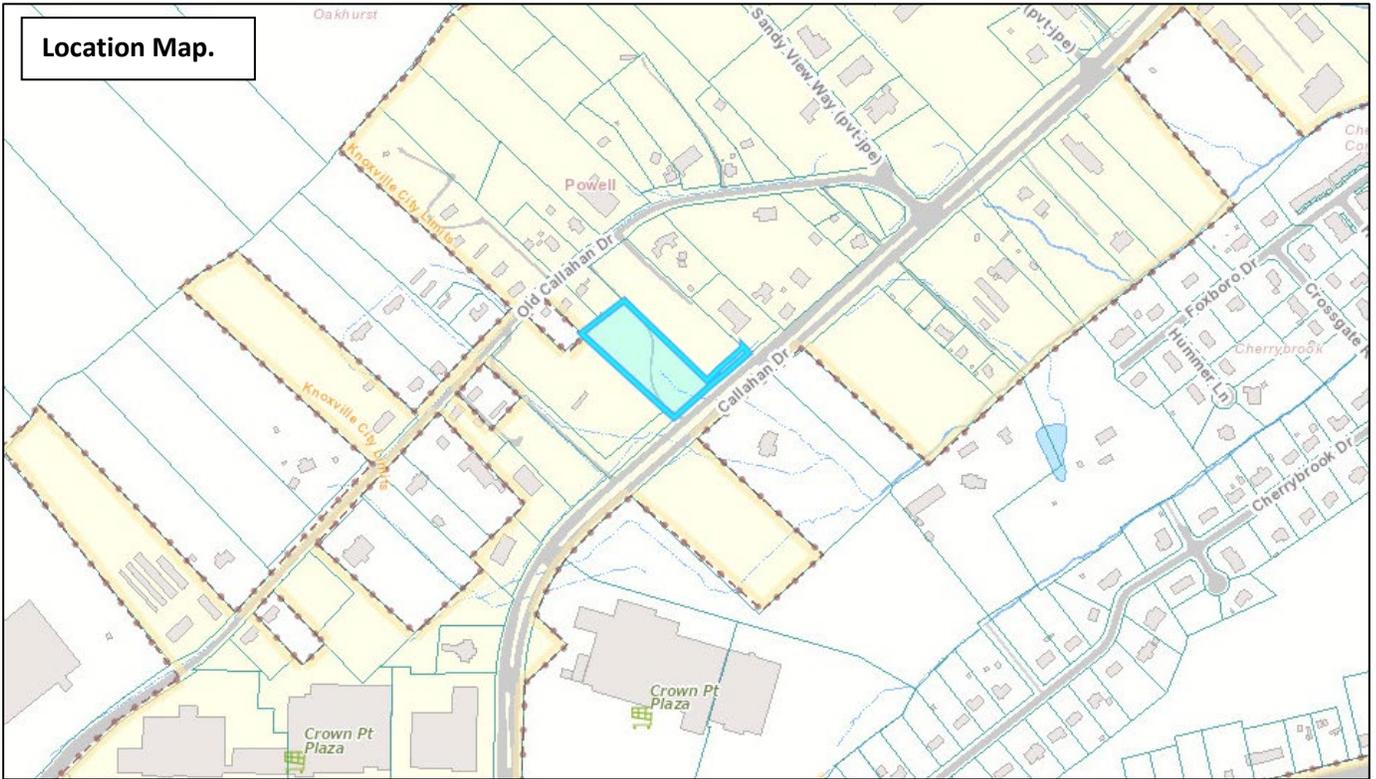
Map No: 67  
 Jurisdiction: City



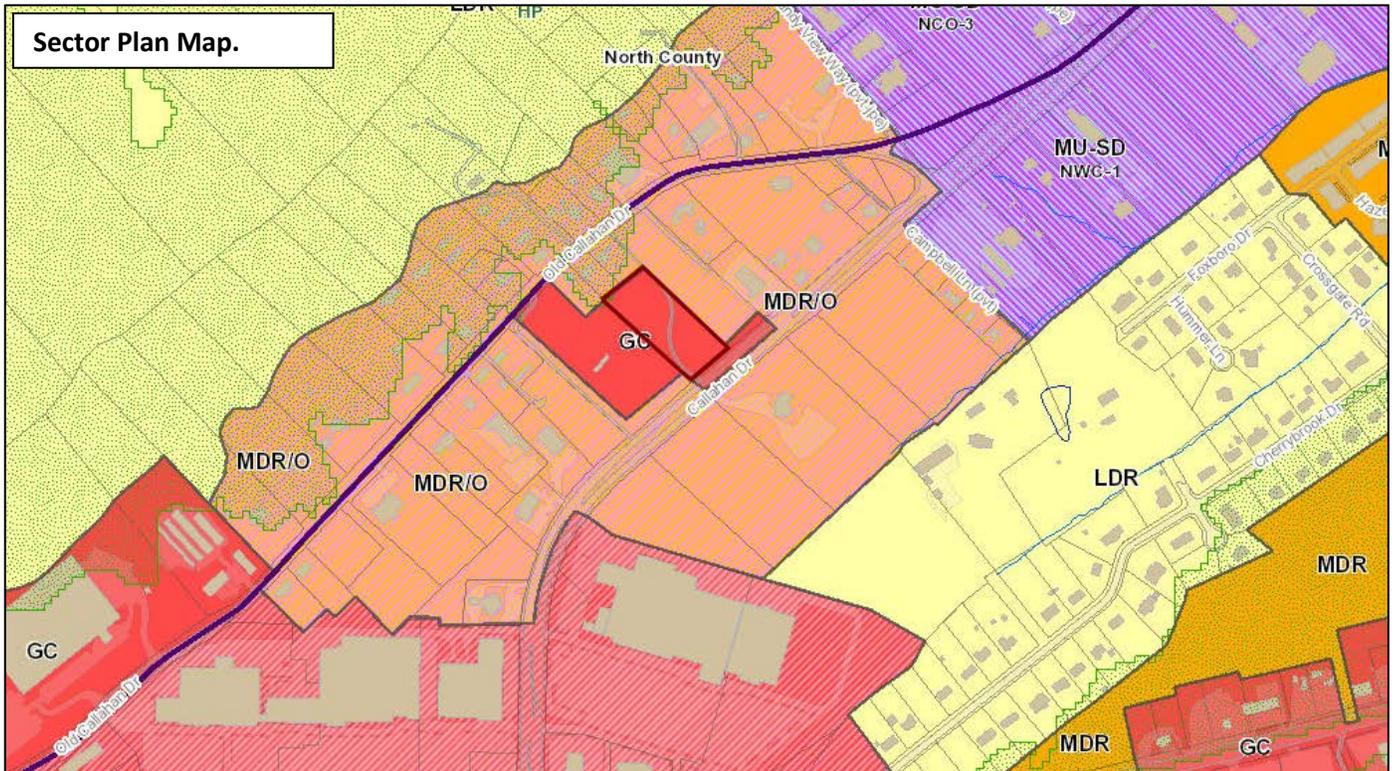
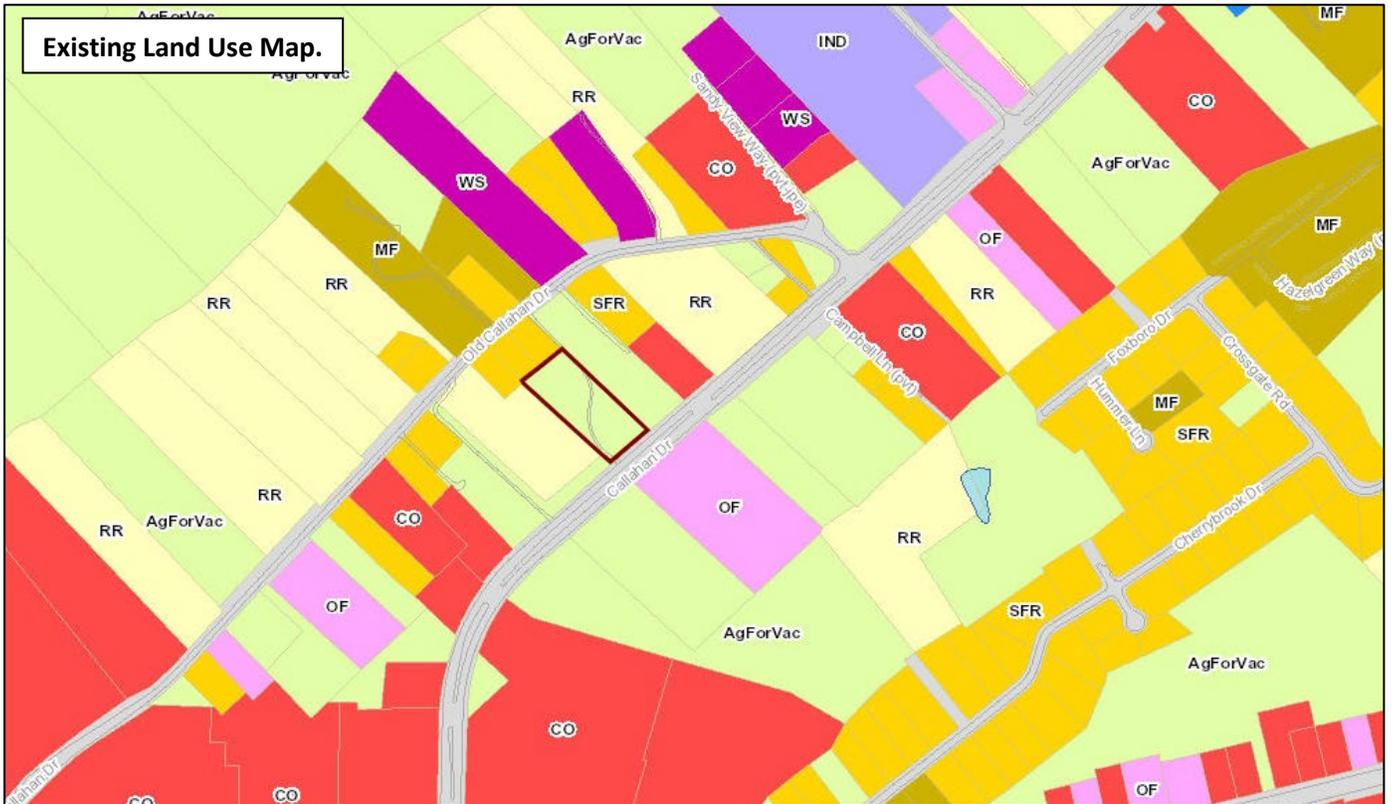
**8-C-21-RZ**

			<b>Acres</b>
<b>Non-Hillside Portions</b>			2.05
<b>Hillside and Ridgetop Protection Area</b>			
<b>Value</b>	<b>Percent Slope</b>	<b>Count</b>	<b>Acres</b>
1	0%-15%	1	0.00
2	15%-25%	16	0.01
3	25%-40%	0	0.00
4	>40%	0	0.00
			<b>0.01</b>
<b>Ridgetop Area</b>			<b>0</b>
<b>Site Total</b>			<b>2.06</b>

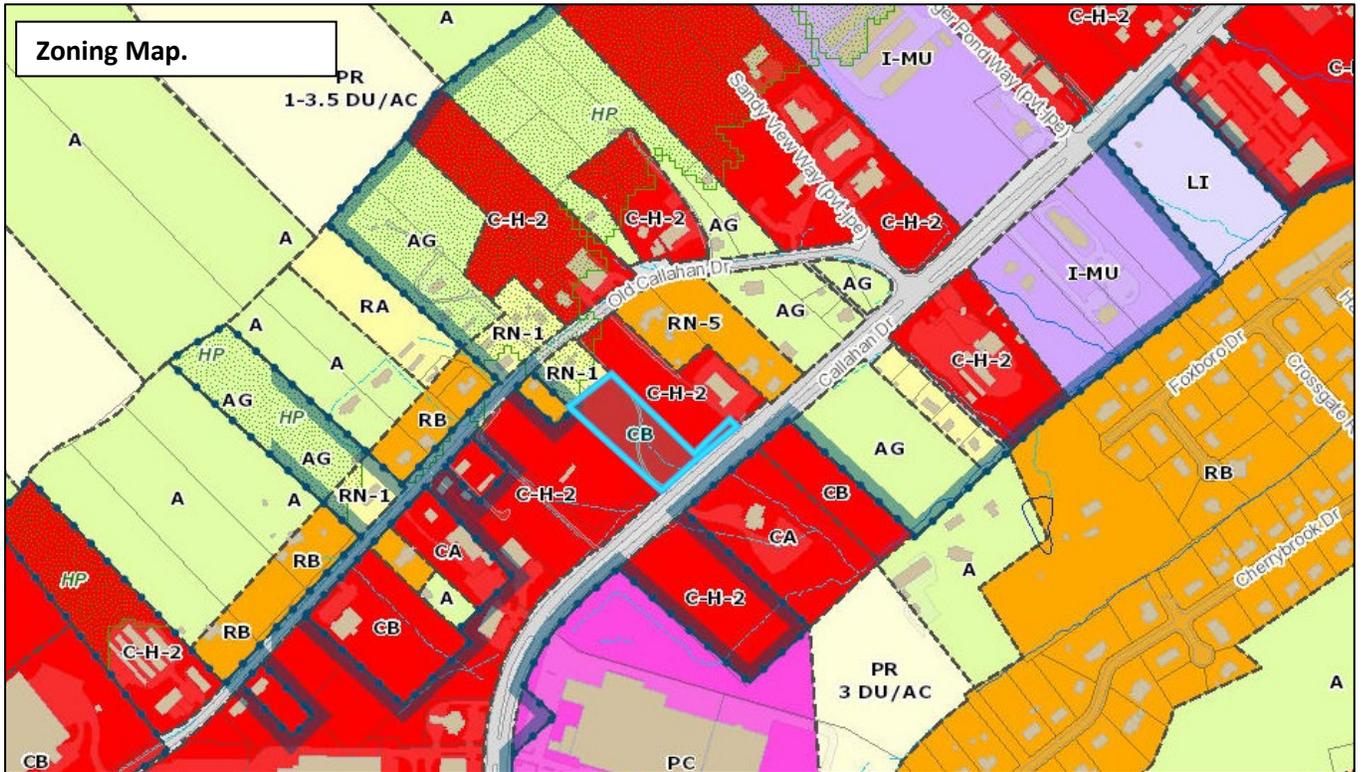
**8-C-21-RZ**  
**EXHIBIT A. Contextual Images**



8-C-21-RZ  
EXHIBIT A. Contextual Images



8-C-21-RZ  
EXHIBIT A. Contextual Images





July 12, 2021

Tennessee Truck Driving School, Inc.  
4401 Singleton Station Road  
Louisville, TN 37777

Subject: O Callahan Drive and 1934 Old Callahan Drive / Parcel ID 067 258.01 and 067 256 (part of)

Planning Commission File No. 8-C-21-RZ

Dear Sir or Madam:

Your property, as referenced above, is in the final stages of being annexed by the City of Knoxville. The property will be considered by the Knoxville-Knox County Planning Commission for rezoning to a city zoning category at the Planning Commission meeting scheduled for August 12, 2021. The meeting will be held in the Main Assembly Room of the City County Building, located at 400 Main Street in downtown Knoxville at 1:30 p.m.

Your property's proposed zoning district will be C-H-2 (Highway Commercial). The previous county zoning district was CB (Business and Manufacturing). If you have any questions about this process please call Jeanne Stevens, Planning Services Manager, at 215-4001. As required by the Knoxville Zoning Ordinance, you are being notified by certified mail. You are also being notified by regular mail to ensure timely notification about this process and Planning Commission meeting.

Sincerely,

A handwritten signature in blue ink that reads "Amy Brooks".

Amy Brooks, Executive Director



July 12, 2021

Tennessee Truck Driving School, Inc.  
700 Foxridge Lane  
Caryville, TN 37714

Subject: O Callahan Drive and 1934 Old Callahan Drive / Parcel ID 067 258.01 and 067 256 (part of)

Planning Commission File No. 8-C-21-RZ

Dear Sir or Madam:

Your property, as referenced above, is in the final stages of being annexed by the City of Knoxville. The property will be considered by the Knoxville-Knox County Planning Commission for rezoning to a city zoning category at the Planning Commission meeting scheduled for August 12, 2021. The meeting will be held in the Main Assembly Room of the City County Building, located at 400 Main Street in downtown Knoxville at 1:30 p.m.

Your property's proposed zoning district will be C-H-2 (Highway Commercial). The previous county zoning district was CB (Business and Manufacturing). If you have any questions about this process please call Jeanne Stevens, Planning Services Manager, at 215-4001. As required by the Knoxville Zoning Ordinance, you are being notified by certified mail. You are also being notified by regular mail to ensure timely notification about this process and Planning Commission meeting.

Sincerely,

A handwritten signature in blue ink that reads "Amy Brooks".

Amy Brooks, Executive Director



# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

City of Knoxville

Applicant Name

Affiliation

July 16, 2021

August 12, 2021

File Number(s)

Date Filed

Meeting Date (if applicable)

8-C-21-RZ

### 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

Rick Emmett

City of Knoxville

Name

Company

P.O. Box 1631, 400 Main Street

Knoxville

Tn.

37901

Address

City

State

ZIP

865-215-3837

remmett@knoxvilletn.gov

Phone

Email

### CURRENT PROPERTY INFO

Tennessee Truck Drving School INC

4401 Singleton Station Rd, Louisville, Tn.

Owner Name (if different)

Owner Address

Owner Phone

865-330-0035

Property Address

1.94 acres

Parcel ID

0.112 acres (apprx)

0 Callahan Dr. and 1934 Old Callahan Dr.

067-258.01 and part of 067-256

Sewer Provider

Hallsdale Powell

Water Provider

Hallsdale Powell

Septic (Y/N)

### STAFF USE ONLY

North side Callahan Dr., South side

(apprx) 2.06 acres

General Location

Old Callahan Dr.

Tract Size

City  County

District

3rd No Zone (formerly CB)

Zoning District

Existing Land Use

Ag For Vac

Northwest City

Planning Sector

GC

Sector Plan Land Use Classification

N/A

Growth Policy Plan Designation

### DEVELOPMENT REQUEST

- Development Plan  
  Use on Review / Special Use  
  Hillside Protection COA  
 Residential  
  Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

### SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number  
  Combine Parcels  
  Divide Parcel  
 Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

Related Rezoning File Number

### ZONING REQUEST

- Zoning Change  
 No zone  
 Proposed Zoning \_\_\_\_\_  
 Plan Amendment Change  
 comparable County Zone **C-H-2**  
 Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

Proposed Density (units/acre)      Previous Rezoning Requests

Other (specify) \_\_\_\_\_

### STAFF USE ONLY

#### PLAT TYPE

- Staff Review  
  Planning Commission

#### ATTACHMENTS

- Property Owners / Option Holders  
  Variance Request

#### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
	<b>N/C</b>
Fee 2	
Fee 3	

### AUTHORIZATION

*By signing below, I certify I am the property owner, applicant or the owners authorized representative.*

*Dick Grunert*  
Applicant Signature

City of Knoxville

June 16, 2021

Please Print

Date

865-215-3837

remmett@knoxvilletn.gov

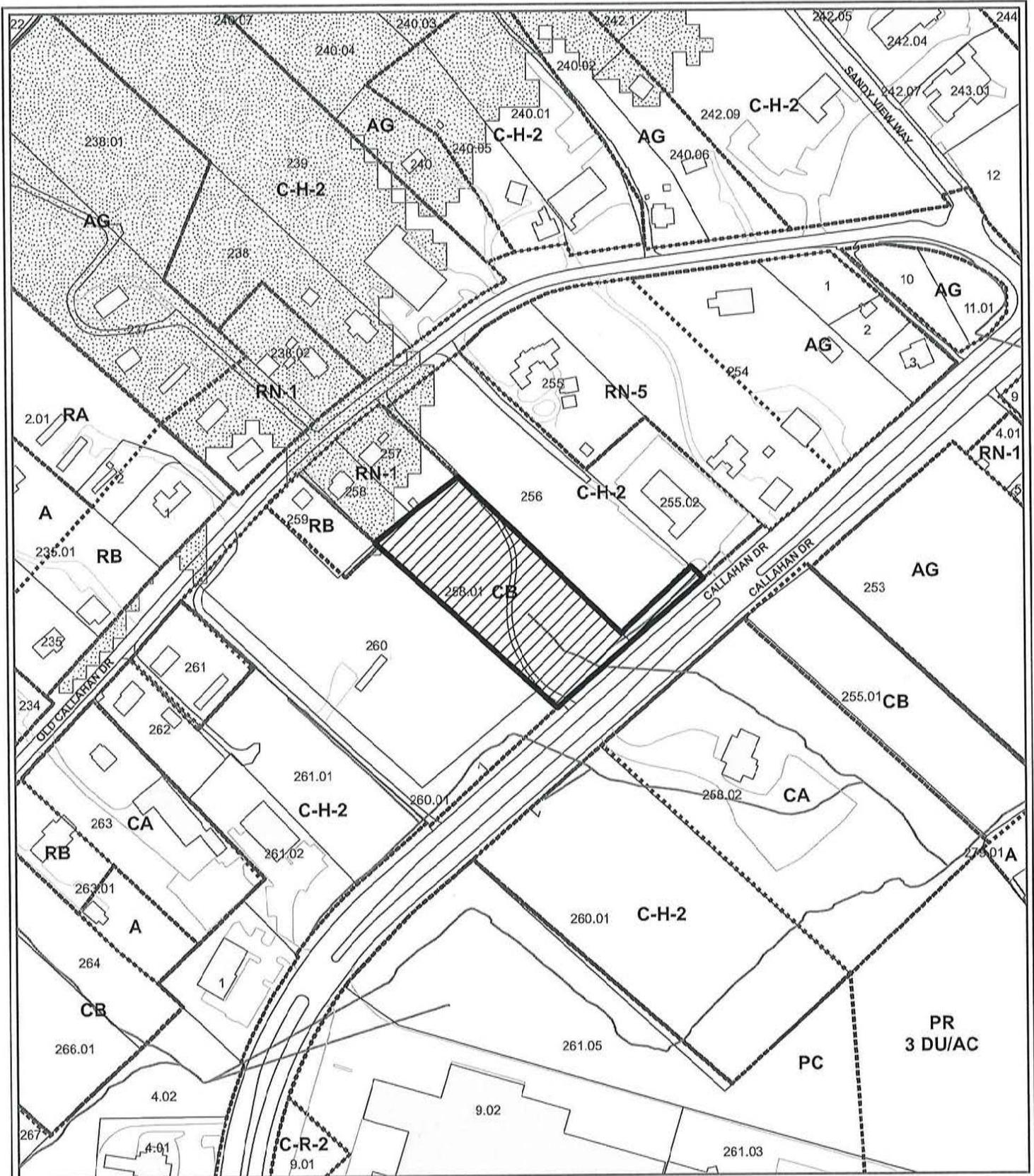
Phone Number

Email

*Sherry Muchenzi*  
Staff Signature

**SHERRY MUCHENZI**  
Please Print

*6/16/2021*  
Date



**6-B-21-OB  
OTHER BUSINESS**

Petitioner: City of Knoxville Office of  
Redevelopment



Purpose of Request: Annexation: 01-05-21.AX - 0 Callahan Drive, Tax I.D.  
067 258.01 and 1934 Old Callahan Drive, Tax I.D.  
067 256 (part of)

Map No: 67  
Jurisdiction: County

Original Print Date: 5/21/2021 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

