

CASE SUMMARY
APPLICATION TYPE: PLAN AMENDMENT
NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 1-B-25-SP **Related File Number:**
Application Filed: 9/29/2024 **Date of Revision:**
Applicant: ANTHONY BRYANT

PROPERTY INFORMATION

General Location: Southwest corner of the intersection of Callahan Dr and Campbell Ln
Other Parcel Info.:
Tax ID Number: 67 E A 00401, 005 **Jurisdiction:** City
Size of Tract: 21661 square feet
Accessibility: Access is via Campbell Lane, a private, local street with an 11-ft pavement width within an 11-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest City **Plan Designation** MDR/O (Medium Density Residential/Office)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is characterized by a mix of agricultural, commercial, industrial and residential uses. There are still numerous undeveloped tracts. The commercial uses in the area tend to be auto-oriented. The residential uses in the area are single family units.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6721 CAMPBELL LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning: C-G-1 (General Commercial)
Previous Requests:
Extension of Zone: This is an extension of the land use classification
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:
 No. of Lots Proposed: No. of Lots Approved: 0
 Variances Requested:
 S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman
 Staff Recomm. (Abbr.): Deny the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it does not meet the criteria for a plan amendment.
 Staff Recomm. (Full):
 Comments: PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS.

SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):
 INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
 1. There have been no apparent changes to the roads or utilities in this section of Callahan Drive since the adoption of the 2015 Northwest City Sector Plan. However, the capacity of existing infrastructure to accommodate future development is not a concern here.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
 1. The subject property includes two lots that contained single-family homes until approximately 2010 when they were cleared. The lots are accessed through a private residential street that is currently being utilized by three occupied homes. The residential emphasis of the current MDR/O (Medium Density Residential/Office) land use classification reflects existing land use and access, and it is not the result of an error or omission in the sector plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.
 1. There have been no changes in government policy that support the requested extension of the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification, which supports commercial and light industrial zoning districts.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:
 1. There have been no development trends since the adoption of the sector plan that point to the need for an expansion of commercial and industrial uses abutting single-family homes.

Action: Approved Meeting Date: 1/9/2025

Details of Action: Approve the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it does meet the criteria for a plan amendment due to changing conditions towards commercial.

Summary of Action: Approve the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it does meet the criteria for a plan amendment due to changing conditions towards commercial.

Date of Approval: 1/9/2025 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/4/2025

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 2/18/2025

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: