

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 11-A-24-SP Related File Number:
Application Filed: 9/25/2024 Date of Revision:
Applicant: HOMESTEAD LAND HOLDINGS LLC

PROPERTY INFORMATION

General Location: Northwest terminus of Primus Rd, west side of I-75, east of Keck Rd
Other Parcel Info.:
Tax ID Number: 68 04401 Jurisdiction: City
Size of Tract: 8.84 acres
Accessibility: Access is via Primus Road, a local road with an approximate pavement width of 20 ft within the I-75 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: GC (General Commercial), MU-SD (Mixed Use Special Distr
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area south of the I-75 interchange with Callahan Drive is primarily characterized by heavy commercial uses with some residential developments and undeveloped lands.

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

Street: 6302 KECK RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial), C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Yes, this is an extension of the partial MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) classification on the parcel.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial), MU-SD, NWC-1 (Callahan Drive Mixed Use Special District), HP (Hillside Protection Overlay)

Requested Plan Category: MU-SD, NWC-1 (Callahan Drive Mixed Use Special District), HP (Hillside Protection Overlay)

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: Samiul Haque
Staff Recomm. (Abbr.): Approve the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it would be an extension of this classification, and it is consistent with the surrounding development.
Staff Recomm. (Full): The HP (Hillside Protection) Overlay would be retained.
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. No known new roads or utilities have been introduced to this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. There are no apparent errors or omissions in the Northwest City Sector Plan with regard to the subject properties. However, the property has a sliver of MU-SD, NWC-1 classification along the northern boundary and this would be an extension of this classification.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.
1. There are no known changes in adopted government policy pertaining to this area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:
1. Recent developments in the broader area primarily include commercial developments along Callahan Drive and Central Avenue Pike. The subject parcel, accessed via a local street, has remained undeveloped with its commercial land use and zoning designations. Approval of the Callahan Drive Mixed Use Special District would allow residential development on this parcel, which would be compatible with surrounding developments. The property has easy access to commercial services along nearby classified streets and several amenities in Inskip Neighborhood, which would support any residential development here.

Action: Withdrawn Meeting Date: 11/14/2024
Details of Action: Withdrawn
Summary of Action: Withdrawn
Date of Approval: Date of Denial: Postponements:
Date of Withdrawal: 11/14/2024 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council
Date of Legislative Action: 12/10/2024 Date of Legislative Action, Second Reading: 1/7/2025
Ordinance Number: Other Ordinance Number References:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: