# **CASE SUMMARY**

## APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 1-Q-02-RZ Related File Number:

**Application Filed:** 12/18/2001 **Date of Revision:** 

Applicant: METROPOLITAN PLANNING COMMISSION

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

### PROPERTY INFORMATION

General Location: North and south sides Callahan Dr., west of I-75 and east of Old Callahan Rd., and east and west side

Keck Rd.

Other Parcel Info.:

**Tax ID Number:** 67 243-245, 247-252 OTHER: 68-3,4,9,10,12-17,21-23.01 **Jurisdiction**: County

Size of Tract: 137 acres

Accessibility: Access is via Callahan Dr., a minor arterial street being improved to a four lane median divided facility,

and Keck Rd., a local street with 19' of pavement within a 40' right-of-way.

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Residences and vacant land

**Surrounding Land Use:** 

Proposed Use: Any use permitted in the LI zone. Density:

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This section of Callahan Dr. is in transition from rural residential to light manufacturing and wholesaling

with the Callahan Dr. improvements under way.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### **ZONING INFORMATION (where applicable)**

Current Zoning: A (Agricultural), RA (Low Density Residential) and OA (Office Park)

Former Zoning:

Requested Zoning: LI (Light Industrial)

**Previous Requests:** 

Extension of Zone: No

**History of Zoning:** None noted for these properties, but other property in the area has been zoned CB recently.

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**Requested Plan Category:** 

### SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

# MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE LI (Light Industrial) zoning

Staff Recomm. (Full): LI zoning is one of the recommended zonings of the Callahan Dr./Schaad Rd. Corridor Study for this

area. Rezoning these properties LI will allow the owners to develop or market them in a manner consistent with the adopted plan. This rezoning will also eliminate the Light Industrial side yard setback problem where properties are adjacent to residential or agricultural zoning by removing these zones

from property fronting this section of Callahan Dr.

Comments: LI zoning for the subject properties will allow the development of this area in a manner consistent with

the recently adopted corridor study, which amended the Northwest City and North County Sector Plans. The LI zone will also allow property owners impacted by the recent Callahan Dr. improvements to either

develop or market their properties under a zoning classification consistent with nearby heavy

commercial zoning. The corridor study proposed either LI or PC (Planned Commercial) zoning for this study area. The staff is recommending LI because many of the parcels are too small for development under PC zoning, given its minimum area requirements. LI zoning, however, would allow development of these small parcels, if the adjacent properties are zoned LI or commercial. All the property owners involved in this request were mailed certified and general delivery letters notifying them of this zone change. A public meeting was held on December 18, 2001 at Northwest Middle School concerning this

rezoning, and twenty property owners attended the public meeting.

MPC Action: Approved MPC Meeting Date: 1/10/2002

**Details of MPC action:** 

Summary of MPC action: APPROVE LI (Light Industrial)

Date of MPC Approval: 1/10/2002 Date of Denial: Postponements:

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

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 2/25/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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