

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 1-V-07-RZ **Related File Number:**
Application Filed: 12/11/2006 **Date of Revision:**
Applicant: ROBERT MORTON
Owner:

PROPERTY INFORMATION

General Location: Northwest side Old Callahan Dr., southwest side Barger Pond Way
Other Parcel Info.:
Tax ID Number: 67 244 (PART ZONED A-1) **Jurisdiction:** City
Size of Tract: 7.8 acres
Accessibility: Access is via Callahan Dr., a 4-lane, median divided, minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Mixed commercial uses **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the light industrial/commercial development that is occurring along Callahan Dr. within C-4, C-6, CB LI zones.

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

Street: 1715 Old Callahan Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: Yes, for part of property.
Extension of Zone: Yes
History of Zoning: Property was zoned C-6 and A-1 following annexation into the City of Knoxville.

PLAN INFORMATION (where applicable)

Current Plan Category:
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 C-6 General Commercial Park) zoning for the entire site

Staff Recomm. (Full): C-6 zoning is consistent with other commercial zoning found in the area. The C-6 zone requires staff approval of the development plan prior to any development of the site, which will allow review of the proposal for the development of the steeper portion of the site to ensure it's adequate protection. The sector plan proposes commercial and slope protection for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This C-6 zoning request is an extension of the existing C-6 zoning and is compatible with the scale and intensity of the surrounding commercial, office and residential development, and C-6 zoning pattern.
2. C-6 zoning will allow commercial development of the property that is in character with the recent development in the area, as well as access and public utility services available to serve the site.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer are available to serve the site.
- 2. The requested C-6 zoning will allow the proposed office and warehouse use on the property.
- 3. The C-6 zoning would be a continuation of the recent commercial and light manufacturing zoning trend of the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. C-6 zoning is consistent with the commercial use proposed for this site by the One Year Plan, although the North County Sector Plan proposes Light Industrial and Slope Protection for the site.
- 2. The site is located within the Urban Growth Area (Inside the city) of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 1/11/2007

Details of MPC action:

Summary of MPC action: C-6 (General Commercial Park)

Date of MPC Approval: 1/11/2007 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: 2/13/2007 Date of Legislative Action, Second Reading: 2/26/2007

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: