

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-W-06-RZ **Related File Number:** 1-K-06-PA
Application Filed: 12/6/2005 **Date of Revision:**
Applicant: NOLAN PROPERTIES, LLC
Owner:

PROPERTY INFORMATION

General Location: North side Old Callahan Dr., west of Callahan Dr.
Other Parcel Info.:
Tax ID Number: 67 241 **Jurisdiction:** City
Size of Tract: 1.3 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Beauty salon / office **Density:**
Sector Plan: North County **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 1741 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: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE O-1 (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): O-1 zoning is appropriate as a transition between C-4 zoning to the east and A-1 zoning to the west and is consistent with the sector plan proposal.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1 zoning of this site for a beauty salon would be compatible with established uses in the area.
3. The subject property is adjacent to commercial zoning and uses to the north and east, and residential uses to the south and west.
4. The proposed O-1 zone and use provide a transition between commercial and residential uses. The sector plan proposes office uses for the site.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have no impact on schools and a minimal impact on the street system.
- 3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended plan amendment, O-1 zoning is consistent with the City of Knoxville One Year Plan.
- 2. The North County Sector Plan proposes office uses for the site, consistent with the proposal.
- 3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

Summary of MPC action: Approval of O-1 (Office, Medical, and Related Services)

Date of MPC Approval: 1/12/2006

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: 2/14/2006

Date of Legislative Action, Second Reading: 2/28/2006

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: