

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: 10-E-01-RZ **Related File Number:** 11-B-01-SP
Application Filed: 9/12/2001 **Date of Revision:**
Applicant: J. C. PERKINS
Owner:

PROPERTY INFORMATION

General Location: Northwest side Callahan Dr., southwest of I-75
Other Parcel Info.:
Tax ID Number: 68 14 **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility: Access is via Callahan Dr., a minor arterial street that is being improved to a five lane section.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Retail sales **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is in an area of older residential development within A zoning that is being impacted by the Callahan Dr. widening and recent commercial/manufacturing rezoning.

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

Street: 911 Callahan Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: none noted
Extension of Zone: No
History of Zoning: None noted

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.): DENY CA (General Business) zoning based on denial of the sector plan amendment.

Staff Recomm. (Full): This site is part of the light industrial area proposed by the Callahan Dr./Schaad Rd. Corridor recently adopted by MPC and County Commission. The plan does not support CA zoning, but would permit LI (Light Industrial). A sector plan amendment would be needed to approve CA.

Comments: One of the principal goals of the corridor study is to preserve this area for light manufacturing uses which do not develop as quickly as retail uses. If the CA zoned property in this area is expanded, much of the vacant and underdeveloped land proposed for distribution/ warehouse and wholesale uses will be absorbed by inappropriate retail uses resulting in increased retail traffic and turning movements. Commercial traffic will conflict with the established, and desired, light industrial uses and associated traffic. The staff recommends that MPC place a general rezoning on the January 2002 MPC agenda for LI (Light Industrial) zoning for the Callahan Rd. properties between I-75 and Clinton Hwy proposed for light industrial uses by the adopted Callahan Dr./Schaad Rd Corridor Study.

MPC Action: Denied

MPC Meeting Date: 11/8/2001

Details of MPC action:

Summary of MPC action: DENY CA (General Business)

Date of MPC Approval: Date of Denial: 11/8/2001 Postponements: 10/11/01

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 12/7/2001**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 1/28/2002 Date of Legislative Action, Second Reading: 2/25/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Postponed Disposition of Case, Second Reading: Denied

If "Other": If "Other":

Amendments: Amendments:

Appeal denied, Denial stands.

Date of Legislative Appeal: Effective Date of Ordinance: