



**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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE GC (General Commercial)

Staff Recomm. (Full): General Commercial designation has been consistently approved in this area over the last several years, and this request is consistent with that established pattern. The sector plan proposes office use for this site and surrounding area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The GC designation and C-4 zoning requests are an extension of the GC designation and C-4 zoning found in the area to the southeast and are compatible with the scale and intensity of the surrounding commercial, office and residential development, and C-4 zoning pattern.
2. General Commercial designation and C-4 zoning will allow commercial development of the property that is in character with other 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 GC designation and C-4 zoning will allow retail and office use on the property and would be compatible with surrounding zoning and development.
3. The C-4 zoning would be a continuation of the recent commercial zoning trend in this area of Callahan Dr. and Old Callahan Dr., which was proposed for office/medium density residential uses under the Callahan Dr./Schaad Rd. Corridor Plan. This plan has been consistently amended for commercial use by both City Council and County Commission upon request.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. GC designation and C-4 zoning are consistent with the commercial use proposed for most of this site by the One Year Plan, although the North County Sector Plan proposes Office use for the area.
2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action: GC (General Commercial)

Date of MPC Approval: 10/11/2007

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Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**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: 11/6/2007

Date of Legislative Action, Second Reading: 11/20/2007

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: