

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

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www.knoxmpc.org

File Number: 10-I-05-RZ **Related File Number:**
Application Filed: 9/1/2005 **Date of Revision:**
Applicant: GRAHAM CORPORATION
Owner:

PROPERTY INFORMATION

General Location: Southeast side Callahan Dr., northeast of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 67 258.01 **Jurisdiction:** County
Size of Tract: 5.081 acres
Accessibility: Access is via Callahan Dr., a four lane, median divided minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural
Surrounding Land Use:
Proposed Use: Retail development **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is within the Callahan Dr. corridor that is emerging as a retail/wholesale development area under CA, CB, C-4 and C-6 zones.

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

Street: 1928 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 for this site, but other property in the area has been rezoned for commercial use in recent years, including the C-4 site to the northeast.

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 CA (General Business) zoning

Staff Recomm. (Full):

Although Office use is proposed for this site, the CA zoning is consistent with the adjacent CB zoning to the east and the proposed commercial designation adjacent to the site to the southwest.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This CA zoning request is an extension of the existing CB zoning and is compatible with the scale and intensity of the surrounding commercial, office and residential development, and commercial zoning pattern.
2. CA 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 requested CA zoning will allow a range of appropriate uses including office, retail and warehouse use on the property.
3. The CA 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. CA zoning is consistent with the commercial use proposed for 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: 10/13/2005

Details of MPC action:

Summary of MPC action:

APPROVE CA (General Business)

Date of MPC Approval:

10/13/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

11/21/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: