

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 11-B-01-SP **Related File Number:** 10-E-01-RZ
Application Filed: 10/5/2001 **Date of Revision:**
Applicant: J. C. PERKINS
Owner:

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

PROPERTY INFORMATION

General Location: North 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 Rd., a minor arterial street that is being improved to a five lane section.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
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 Rd
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:
Extension of Zone: No
History of Zoning: None noted for this site, but several other properties in the area have been zoned CB.

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
Requested Plan Category: Commercial

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: kp

Staff Recomm. (Abbr.): DENY Commercial sector plan amendment

Staff Recomm. (Full): Commercial use of this site is contrary to the recently approved Callahan Dr./Schaad Rd. Corridor Plan which calls for light industrial uses along this corridor.

Comments:

MPC Action: Denied

MPC Meeting Date: 11/8/2001

Details of MPC action:

Summary of MPC action: DENY Commercial

Date of MPC Approval:

Date of Denial: 11/8/2001

Postponements:

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Withdrawn prior to publication?: Action Appealed?: 12/7/2001**LEGISLATIVE ACTION AND DISPOSITION**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 1/28/2002

Disposition of Case, Second Reading: Appeal denied,
Denial stands

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: