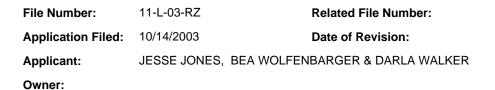
CASE SUMMARY

APPLICATION TYPE: REZONING



KNOXVILLE·KNOX COUNTY METROPOLITAN PLANNING COMMISSION Ν Ν Е S S Suite 403 • City County Building 400 Main Street

Knoxville, Tennessee 37902

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www•knoxmpc•org

County

PROPERTY INFORMATION **General Location:** Northwest side Callahan Dr., southeast side Old Callahan Dr. **Other Parcel Info.:** Tax ID Number: 67 260 OTHER: PART OF PARCEL 260.01 NORTHWES Jurisdiction: 3.5 acres

Size of Tract:

Access is via Callahan Dr., a four lane, median divided minor arterial street, and old Callahan Dr., a Accessibility: local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use:	Dwelling and vacant land		
Surrounding Land Use:			
Proposed Use:	Office		Density:
Sector Plan:	Northwest City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area		
Neighborhood Context:	This site is part of the property impacted by recent Callahan Dr. improvements, and zoning and land use changes from residential to business uses.		

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

Street:

2105 Callahan Dr.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	RB (General Residential) & A (Agricultural)
Former Zoning:	
Requested Zoning:	OB (Office, Medical, and Related Services)
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.):	APPROVE OB (Office, Medical and Related Services) zoning				
Staff Recomm. (Full):	OB zoning is consistent with other recent commercial zoning and redevelopment occurring in the area. The sector plan proposes office use for this site.				
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The property is located near residential uses to the north and businesses, including a large shopping center, to the southwest and southeast. Office use of this site is compatible with surrounding development. 2. The office use of this site is compatible with the single family uses still in place along portions of Old Callahan Dr. 3. OB is an office zone that allows a wider variety of uses and has less restrictive development standards than the OA zone. THE EFFECTS OF THE PROPOSAL 1. No additional demand will be placed on schools. Callahan Dr has adequate capacity to handle any additional trips generated by office use on the site. 2. Public water and sewer utilities are available to serve the site. 3. The effect on adjacent properties will be minimal. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The proposal is consistent with the Northwest City Sector Plan. 2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan. 3. This proposal could lead to similar requests on properties along Callahan Dr., consistent with the 				
MPC Action:	sector plan for this ar Approved		MPC Meeting Date: 11/13/2003		
Details of MPC action:					
Summary of MPC action:	APPROVE OB (Office, Medical and Related Services)				
Date of MPC Approval:	11/13/2003	Date of Denial:	Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:				

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	County Commission	
Date of Legislative Action:	12/15/2003	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: