



## **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 sector plan for this area.

MPC Action:

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Withdrawn prior to publication?:  Action Appealed?: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:

