

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHWEST CITY SECTOR PLAN AMENDMENT**

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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**File Number:** 12-A-07-SP                      **Related File Number:** 12-A-07-RZ  
**Application Filed:** 10/15/2007              **Date of Revision:**  
**Applicant:** BILL HICKS AND BOB MOORE

## PROPERTY INFORMATION

**General Location:** Southeast side Old Callahan Dr., northeast of Clinton Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 268    **Jurisdiction:** County  
**Size of Tract:** 0.68 acres  
**Accessibility:** Access is via Old Callahan Dr., a major collector street with 20' of pavement within a 40 right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Office and office warehouse                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This residence is one of two houses remaining on the south side of Old Callahan Dr., in this area as other property has been rezoned and mostly developed with businesses.

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

**Street:** 2322 Old Callahan Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** CB (Business and Manufacturing)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other property in the area has been rezoned for commercial use in recent years.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office)  
**Requested Plan Category:** C (Commercial)

**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 C (Commercial) designation for this site

Staff Recomm. (Full):

The city property surrounding this site along the south side of Old Callahan Dr. is zoned PC-1. The change of the sector plan from O Office to a C Commercial designation would be an extension of commercial from the southeast. CB rezoning is consistent with commercial zoning in place to the east, west and south of the site, and would permit development compatible with the scale and intensity of the surrounding commercial development and zoning pattern, although the sector plan proposes office for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The C Commercial designation and CB rezoning are consistent with commercial zoning in place to the east, west and south of the site, and would permit development compatible with the scale and intensity of the surrounding commercial development and zoning pattern.
- 2. CB 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 CB zoning will allow the proposed business and material storage use on the property.
- 3. The CB zoning would permit a continuation of the recent commercial and light manufacturing zoning trend in this area of Callahan Dr. and Old Callahan Dr.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. CB zoning is consistent with the requested Commercial designation of this site, as shown on the North County Sector Plan.
- 2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action:

APPROVE C (Commercial)

Date of MPC Approval:

12/13/2007

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:

1/28/2008

Date of Legislative Action, Second Reading: 2/25/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: