

CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL 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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File Number: 12-CC-07-RZ
Application Filed: 11/16/2007
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side Callahan Dr., southwest side I-75
Other Parcel Info.:
Tax ID Number: 57 P B 007 AND ROW **Jurisdiction:** City
Size of Tract: 1.06 acres
Accessibility: Access is via an unnamed service drive that has 25' of pavement width within the right of way of the I-75/Callahan Dr. interchange.

GENERAL LAND USE INFORMATION

Existing Land Use: Trailer sales business
Surrounding Land Use:
Proposed Use: Trailer sales business **Density:**
Sector Plan: North County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This northwest quadrant of the I-75/Callahan Dr. interchange is sparsely developed with commercial uses under C-3, C-4, CB and CH zoning.

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

Street: 225 Callahan Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: CB (Business and Manufacturing)
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-4 from the north, south and west.
History of Zoning: None noted for this site

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 is a comparable City zone to the former County zone, is a logical extension of zoning from the west and is consistent with the sector plan proposal for the area.

Comments: The recommended C-4 zoning permits the current use of the property and is a comparable City zone to the former County zone. Other nearby properties have been rezoned to C-4 after being annexed into the City of Knoxville. The North County Sector Plan proposes commercial uses for this site, consistent with the proposal.

MPC Action: Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action: C-4 (Highway & Arterial 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: Knoxville City Council

Date of Legislative Action: 1/15/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: