CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

| File Number: | 12-F-03-RZ |
|--------------------|-------------------|
| Application Filed: | 11/17/2003 |
| Applicant: | CITY OF KNOXVILLE |
| Owner: | |

Related File Number:

Date of Revision:



FAX•215•2068

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PROPERTY INFORMATION

| General Location: | North and south sides Callahan Dr., southwest of I -75 North, northeast of Clinton Hwy. | | |
|---------------------|--|--|--|
| Other Parcel Info.: | | | |
| Tax ID Number: | 67 244 OTHER: PER CITY OF KNOXVILLE ANNEXATIO Jurisdiction: City | | |
| Size of Tract: | 293.8 acres | | |
| Accessibility: | Access is via Callahan Dr., a 4 lane, median divided minor arterial street, and Old Callahan Dr. a local street with 20' of pavement within a 40' right-of-way | | |

GENERAL LAND USE INFORMATION

| Existing Land Use: | Residences, businesses, church and vacant land | | |
|-----------------------|--|--------------------------|----------|
| Surrounding Land Use: | | | |
| Proposed Use: | Same as existing | | Density: |
| Sector Plan: | Northwest County | Sector Plan Designation: | |
| Growth Policy Plan: | Urban Growth Area (Inside City Limits) | | |
| Neighborhood Context: | This emerging business area is located along both sides of the improved Callahan Dr. within commercial and light industrial zones. | | |

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)Current Zoning:No ZoneFormer Zoning:LI (Light Industrial), CA (General Business), CB (Business and Manufacturing), A (Agricultural), RA
(Low Density Residential) & RB (General Residential)Requested Zoning:C-4 (Highway and Arterial Commercial), C-6 (General Commercial Park), I-2 (Restricted Manufacturing
& Warehousing), A-1 (General Agricultural) and/or R-2 (General Residential)Previous Requests:NoExtension of Zone:NoHistory of Zoning:Portions of area were rezoned LI for business use in a general rezoning in 2002.

PLAN INFORMATION (where applicable)

Current 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 DISPOSITI | ON |
|------------------------|---|----------------------|------------------------------|
| Planner In Charge: | Ken Pruitt | | |
| Staff Recomm. (Abbr.): | APPOVE A-1, R-2, C-4, C-6 and O-1 zoning for these annexed parcels, with any conditions that existed with former county zones, as shown on the attached map. | | |
| Staff Recomm. (Full): | This annexation involves a large area along both sides of the recently widened Callahan Dr. and includes numerous properties that were classified under a variety of county zones. The sector plan proposes light industrial and commercial uses for much of this area. O-1 zoning is recommended for one property in this area that was recently approved by MPC for OB zoning while the property was still in the county. | | |
| Comments: | Several property owners requested that the city zone C-4 rather than C-6 for their former CB properties. Other annexed property in the area is zoned C-3 and C-6. | | |
| MPC Action: | Approved | | MPC Meeting Date: 12/11/2003 |
| Details of MPC action: | | | |
| Summary of MPC action: | APPROVE C-4 (Highway & Arterial Commercial), C-6 (General Commercial Park), O-1 (Office, Medical, & Related Services), A-1 (General Agricultural), & R-2 (General Residential) with any conditions that existed in the former county zones | | |
| Date of MPC Approval: | 12/11/2003 | Date of Denial: | Postponements: |
| Date of Withdrawal: | Withdrawn prior to publication?: Action Appealed?: | | |

LEGISLATIVE ACTION AND DISPOSITION

| Legislative Body: | City Council | |
|-----------------------------|----------------------|---|
| Date of Legislative Action: | 1/6/2004 | 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: |