

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 2-A-26-SU                      **Related File Number:**  
**Application Filed:** 12/29/2025              **Date of Revision:**  
**Applicant:** MILLER VALENTINE

## PROPERTY INFORMATION

**General Location:** North side of Callahan Dr, west of Interstate 75  
**Other Parcel Info.:**  
**Tax ID Number:** 57 P B 005                      **Jurisdiction:** City  
**Size of Tract:** 2.5 acres  
**Accessibility:** Access is via an access drive which connects to Callahan Drive, a minor arterial with a pavement width of 24 ft within a right-of-way which varies from 120 ft to 400 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Self-storage facility - enclosed and outdoor                      **Density:**  
**Planning Sector:** North County                      **Plan Designation:**  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This area is comprised of large-scale commercial and warehousing operations. Beaver Ridge runs parallel to Callahan Drive on the northwest portion of the subject lot.

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

**Street:** 305 CALLAHAN DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-H-2 (Highway Commercial)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** This property was rezoned from CH (Highway Commercial) to CB (Business and Manufacturing) in 1999 (9-H-99-RZ). In 2003, a portion of the property was rezoned from no zone to C-4 following annexation into the City of Knoxville (3-O-03-RZ). In 2005, a portion of the property was zoned to C-4 (Highway and Arterial Commercial) and A-1 (General Agricultural) following annexation into the City.

## 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Samiul Haque

Staff Recomm. (Abbr.):

Table the application as requested by the applicant.

Staff Recomm. (Full):

Comments:

The applicant proposes a 3-story, 775-unit enclosed self-storage facility with an additional 15 units along the west elevation accessed from the outdoors. A self-storage facility (enclosed) is a permitted use in the C-H-2 district; however, the units with outdoor access are considered a self-storage facility (outdoor) and require special use approval by the Planning Commission.

Action:

Withdrawn

Meeting Date: 2/12/2026

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

3/5/2026

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: