

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-F-07-RZ **Related File Number:**
Application Filed: 1/8/2007 **Date of Revision:**
Applicant: MICHAEL BRADY, INC.
Owner:

PROPERTY INFORMATION

General Location: Northwest side Old Callahan Dr., northeast of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 67 270 **Jurisdiction:** County
Size of Tract: 23 acres
Accessibility: Access is via Old Callahan Dr., a local street with 18 to 20 ' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Furniture sales and warehouse distribution **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This undeveloped, sloping site is within a commercializing area that is developing under CA, PC, C-4 and PC-1 zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests:
Extension of Zone: No
History of Zoning: Property was zoned CA in 2001 (3-I-01-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested 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 DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PC (Planned Commercial) zoning. Applicant requests CB (Business Manufacturing) zoning

Staff Recomm. (Full): PC zoning will allow the proposed use and provide site plan review through MPC to ensure that the steeper portion of the site is protected.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PC zoning is an extension of the planned commercial zoning from the southeast and would permit development compatible with the scale and intensity of the surrounding commercial development and zoning pattern.
2. PC zoning will allow commercial development of the property that is in character with other recent development in the area, as well as permit public review of proposed development in light of the steep slopes found on portions of this site, 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 PC zoning will allow the proposed retail and warehouse use on the property.
3. The PC 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. PC zoning is consistent with the Commercial and SLPA Slope Protection designation of this site, 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 as Modified

MPC Meeting Date: 2/8/2007

Details of MPC action:

Summary of MPC action: APPROVE CB (Business Manufacturing) on the front half of the property only

Date of MPC Approval: 2/8/2007

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: 3/26/2007

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: