CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 2-G-09-RZ Related File Number:

Application Filed: 1/7/2009 Date of Revision:

Applicant: CITY OF KNOXVILLE



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side Callahan Dr., northeast of Barger Pond Way

Other Parcel Info.:

Tax ID Number: 68 022.01 Jurisdiction: City

Size of Tract: 2.78 acres

Accessibility: Access is via Callahan Dr., a minor arterial street with 4 lanes and a center median within 100' of right

of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Automobile sales lot

Surrounding Land Use:

Proposed Use: Automobile sales lot Density:

Sector Plan: North County Sector Plan Designation: Light Industrial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with commercial and light manufacturing uses under CB, LI, C-4 and C-6 zoning.

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

Street: 1341 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) or C-6 (General Commercial Park)

Previous Requests: None noted

Extension of Zone: Yes, extension of C-4 from the east or C-6 from the south or west

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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.): RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 zoning is compatible with surrounding development and zoning. C-6 is a comparable City zone to

the former County CB zone. C-6 allows the existing use of the site for auto sales, but also allows the light manufacturing uses allowed under CB zoning. The sector plan proposes light industrial uses for

the site, consistent with C-6 zoning, but not C-4.

Comments: Other properties in the area have been rezoned C-6 after annexation into the City. C-6 is an extension

of zoning from the south and west.

MPC Action: Approved MPC Meeting Date: 2/12/2009

Details of MPC action:

Summary of MPC action: C-6 (General Commercial Park)

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 3/10/2009 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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