

# CASE SUMMARY

**APPLICATION TYPE: ANNEXATION 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 3-C-12-RZ  
**Application Filed:** 1/27/2012  
**Applicant:** CITY OF KNOXVILLE

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northwest side Callahan Dr., southwest of Keck Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 022 **Jurisdiction:** City  
**Size of Tract:** 5.13 acres  
**Accessibility:** Access is via Callahan Dr., a minor arterial street with four lanes and a center median within 120' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Vacant land **Density:**  
**Sector Plan:** North County **Sector Plan Designation:** LI and SLPA  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with light industrial, office and commercial uses under C-4, C-6 and LI zoning.

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

**Street:** 1335 Callahan Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** LI (Light Industrial) and A (Agricultural)  
**Requested Zoning:** I-3 (General Industrial) and A-1 (General Agricultural)  
**Previous Requests:** None noted  
**Extension of Zone:** Is an extension of A-1, but not I-3.  
**History of Zoning:** Other properties in the area have been rezoned C-4 or C-6 and A-1 after 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning for area previously zoned LI and A-1 (General Agricultural) zoning for area previously zoned A.

Staff Recomm. (Full): C-6 and A-1 zoning extends the established zoning pattern that has occurred as properties in this corridor have been annexed into the City. The sector plan proposes slope protection and light industrial uses for the site, consistent with the recommended zones.

Comments: Adjacent properties on either side of this site have been rezoned to either C-4 or C-6 and A-1 zoning upon annexation into the City Limits of Knoxville. The rear portion of the site (previously zoned A) is part of a ridgeline, characterized by steep slopes, and should be limited to A-1 zoning. C-6 is recommended for the front portion (previously zoned LI) because it is consistent with the LI sector plan proposal, while C-4 is not.

Action: Approved

Meeting Date: 4/12/2012

Details of Action:

Summary of Action: C-6 (General Commercial Park) for the area previously zoned LI and A-1 (General Agricultural) for the area previously zoned A

Date of Approval: 4/12/2012

Date of Denial:

Postponements: 3/8/12

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/15/2012

Date of Legislative Action, Second Reading: 5/29/2012

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: