

CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL 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

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www.knoxmpc.org

File Number: 3-O-03-RZ **Related File Number:**
Application Filed: 2/21/2003 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: North side Callahan Dr., west of I-75
Other Parcel Info.:
Tax ID Number: 57 P B 5 AND RIGHT OF WAY **Jurisdiction:** City
Size of Tract: 3.97 acres
Accessibility: Access is via an unnamed right of way, with 30' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial building
Surrounding Land Use:
Proposed Use: Vacant commercial building **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area surrounding the Callahan Dr./I-75 interchange has been developed with commercial uses under commercial zoning.

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: No Zone
Former Zoning: CB (Business and Manufacturing) and CH (Highway Commercial)
Requested Zoning: C-3 (General Commercial) or C-4 (Highway & Arterial Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted for the north side of Callahan Dr. One property south of Callahan Dr. was zoned C-3 after annexation.

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:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE C-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full):

C-4 zoning is consistent with the property's former County zoning. The North County Sector Plan, as amended by the Callahan Drive Corridor Plan, proposes commercial uses for the site.

Comments:

The owner of the property has contacted staff by phone, stating his support for C-4 zoning in the City. C-4 is an appropriate zone for this site, considering its location at an interstate interchange.

MPC Action:

Approved

MPC Meeting Date: 3/13/2003

Details of MPC action:

Summary of MPC action:

APPROVE C-4 (Highway & Arterial Commercial)

Date of MPC Approval:

3/13/2003

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:

4/15/2003

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: