

# CASE SUMMARY

## APPLICATION TYPE: 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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Knoxville, Tennessee 37902  
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**File Number:** 4-A-07-RZ                      **Related File Number:** 4-A-07-PA  
**Application Filed:** 12/21/2006              **Date of Revision:**  
**Applicant:** JAMES PORTER

### PROPERTY INFORMATION

**General Location:** Northwest side Callahan Dr., south side Old Callahan Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 PART OF 254 OTHER: PORTION NORTHWEST OF      **Jurisdiction:** City  
**Size of Tract:** 2.5 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Four apartments                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 1918 Callahan Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** R-2 (General Residential)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### 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.):

APPROVE R-2 (General Residential) zoning.

Staff Recomm. (Full):

R-2 zoning is compatible with the surrounding existing and proposed development and zoning pattern.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
- 2. The requested R-2 zoning will allow development of the four proposed apartments, which are appropriate at this location, in the vicinity of commercial and office uses.
- 3. This site is within an emerging office/commercial area that is developing under O-1, C-4 and C-6 zoning.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal would have a minimal impact on streets and some impact on schools, depending on the density of residential development proposed.
- 3. The requests are compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended plan amendment to MDR, the proposed R-2 zoning is consistent with the City of Knoxville One Year Plan.
- 2. The Northwest County Sector Plan proposes office uses for this site. Medium density residential uses are compatible with and have a similar intensity to office uses.
- 3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
- 4. This request may lead to future rezoning requests for R-2 or other residential zones on adjacent A-1 zoned properties in this area.

MPC Action:

Approved

MPC Meeting Date: 4/12/2007

Details of MPC action:

Summary of MPC action:

R-2 (General Residential)

Date of MPC Approval:

4/12/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

5/8/2007

Date of Legislative Action, Second Reading: 5/22/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: