

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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400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 5-S-03-RZ **Related File Number:**
Application Filed: 4/23/2003 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: Northwest side Callahan Rd., southeast of I-75
Other Parcel Info.:
Tax ID Number: 68 005 OTHER: AND RIGHT-OF-WAY **Jurisdiction:** City
Size of Tract: 19.79 acres
Accessibility: Access is via Callahan Rd., a minor arterial street under improvement to a four lane, median divided street section.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: None stated **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is within the light industrial/commercial corridor of Callahan Rd. that extends from I-75 to Clinton Hwy within LI, CB and CA zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: CB (Business and Manufacturing), RA (Low Density Residential) and A (Agricultural)
Requested Zoning: C-3 (General Commercial)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

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 C-3 (General Commercial) zoning

Staff Recomm. (Full):

C-3 is comparable zoning to the former county CB zone and is consistent with surrounding commercial zoning and development. The sector plan proposes light industrial use for the site.

Comments:

Other property in the area has been zoned C-3 following annexation.

MPC Action:

Approved

MPC Meeting Date: 5/8/2003

Details of MPC action:

Summary of MPC action:

APPROVE C-3 (General Commercial)

Date of MPC Approval:

5/8/2003

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:

6/10/2003

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: