

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

PROPERTY INFORMATION

General Location: Southwest side I-75, north of Callahan Dr
Other Parcel Info.:
Tax ID Number: 57 062,063 **Jurisdiction:** City
Size of Tract: 11.9 acres
Accessibility: Access is via Callahan Rd. a four lane minor arterial street by an easement within the I-75 right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and motel
Surrounding Land Use:
Proposed Use: None noted **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This motel and vacant site are part of the commercial node around the I-75/Callahan Rd. interchange that is zoned CH.CB and PC.

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: PC (Planned Commercial) and CH (Highway Commercial)
Requested Zoning: C-3 (General Commercial), C-5 (Tourist Commercial) or C-6 (General Commercial Park)
Previous Requests:
Extension of Zone: No
History of Zoning: Part of property was zoned PC in 1990. (4-G-90-RZ)

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-6 (General Commercial Park)

Staff Recomm. (Full): C-6 is comparable zoning to the former county PC and CH zones and is consistent with surrounding commercial zoning and development. The sector plan proposes commercial and slope protection for the site.

Comments: Other property in the area has been zoned C-3 following annexation; however, the size of this site and its steep slopes support C-6 zoning over C-3.

MPC Action: Approved MPC Meeting Date: 5/8/2003

Details of MPC action: APPROVE C-3 (General Commercial) zoning for parcel 63
APPROVE C-5 (Tourist Commercial) zoning for parcel 62.

Summary of MPC action: APPROVE C-3 (General Commercial) for Parcel 63 and C-5 (Tourist Commercial) for Parcel 62

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: