# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 6-C-08-RZ Related File Number:

Application Filed: 4/28/2008 Date of Revision:

Applicant: JEFF HUFFAKER



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# PROPERTY INFORMATION

General Location: Northwest side Callahan Dr., northeast side and southeast sides Old Callahan Dr.

Other Parcel Info.:

Tax ID Number: 67 E A 012 OTHER: PART OF 067-252 NORTHWEST OF Jurisdiction: City

Size of Tract: 0.6 acres

Access is via Callahan Dr., a median divided 4-lane minor arterial street, and old Callahan Rd., a two

lane, major collector street

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

**Surrounding Land Use:** 

Proposed Use: Retail sales Density:

Sector Plan: Northwest City Sector Plan Designation: Light Industrial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This undeveloped site is surrounded by businesses that have developed under LI, C-4 and C-6 zones.

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

Street: 1726 Callahan Rd.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

**Current Zoning:** C-4 (Highway and Arterial Commercial) & C-6 (General Commercial Park)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: None noted

Extension of Zone: No

**History of Zoning:** Property was rezoned to C-4 and C-6 following annexation into the city.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

Requested Plan Category:

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# 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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning

Staff Recomm. (Full): C-3 zoning will reduce the required front yard building setback and allow commercial development of

this site in a manner consistent with surrounding uses and zoning without having to obtain front yard

setback variances on all three street frontages.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The C-3 zoning will allow uses compatible with the scale and intensity of the surrounding land use and zoning pattern. The majority of the surrounding area is zoned LI (Industrial), C-4 and C-6 which is

compatible with the requested C-3.

2. C-3 zoning is consistent with the One Year Plan designation for the property.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.

2. The proposal will have no impact on schools and minimal impact on streets.

3. The proposed zoning change will have minimal impact on adjacent properties.

4. C-3 zoning should remove the need to request variances to develop this site because of the frontage

on three streets.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes LI (Light Industrial) uses for this site, while the One Year

Plan proposes GC which is consistent with the C-3 zoning on the site

2. The site is located within the Urban Growth Area (Inside the city) on the Knoxville-Knox County-

Farragut Growth Policy Plan.

3. This request could lead to future requests for C-3 zoning. All surrounding property is already zoned

C-3, LI, C-6 and C-4 zone.

MPC Action: Approved MPC Meeting Date: 6/12/2008

**Details of MPC action:** 

Summary of MPC action: C-3 (General Commercial)

Date of MPC Approval: 6/12/2008 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: 7/15/2008 Date of Legislative Action, Second Reading: 7/29/2008

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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