

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: 6-S-07-RZ
Application Filed: 5/11/2007
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side Callahan Dr., southwest of Keck Rd.
Other Parcel Info.:
Tax ID Number: 68 H A 005 **Jurisdiction:** City
Size of Tract: 0.603 acres
Accessibility: Access is via Callahan Dr., a four lane, median divided minor arterial street within 110' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business
Surrounding Land Use:
Proposed Use: Business **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with primarily commercial, office and warehouse uses under C-4, C-6 and CA zoning. There is a church and some residences also located in the vicinity of this site.

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

Street: 1308 Callahan Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: CA (General Business)
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-4 from northeast and southeast.
History of Zoning: Other properties in the area have rezoned C-4 after annexation into the City.

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 C-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 is a comparable City zone to the former County zone, is a logical extension of zoning from the northeast and southeast and is consistent with the sector plan proposal for the area.

Comments: The recommended C-4 zoning permits the current use of the property and is a comparable City zone to the former County zone. Other nearby properties have been rezoned to C-4 or C-6 after being annexed into the City of Knoxville. The Northwest City Sector Plan proposes commercial uses for this site, consistent with the proposal.

MPC Action: Approved

MPC Meeting Date: 6/14/2007

Details of MPC action:

Summary of MPC action: C-4 (Highway & Arterial Commercial)

Date of MPC Approval: 6/14/2007

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: 7/17/2007

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: