

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-D-05-PA **Related File Number:** 7-D-05-RZ
Application Filed: 6/16/2005 **Date of Revision:**
Applicant: RON DRAIN
Owner:

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: North side Old Callahan Dr. northeast of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 67 239 **Jurisdiction:** City
Size of Tract: 4.8 acres
Accessibility: Access is via Old Callahan Dr., a major collector street with 19' to 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Office/warehouse **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within an older residential area that is transitioning from residential to business and warehousing uses, within CA, CB C-4 and C-6 zoning.

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

Street: 1917 Old Callahan Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) & A-1 (General Agricultural)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential) and OS (Open Space)
Requested Plan Category: GC (General Commercial)

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 GC (General Commercial) designation for the site

Staff Recomm. (Full):

General Commercial designation of the entire site is consistent with surrounding proposed development and non-residential zoning approved for much of the surrounding property. The sector plan proposes office and slope protection for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The GC designation and C-6 zoning requests are an extension of the GC designation and C-6 zoning found in the area to the southeast and are compatible with the scale and intensity of the surrounding commercial, office and residential development, and C-6 zoning pattern.
2. General Commercial designation and C-6 zoning will allow commercial development of the property that is in character with other recent development in the area, as well as access and public utility services available to serve the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The GC designation and C-6 zoning will allow the proposed office and warehouse use on the property.
3. The C-6 zoning would be a continuation of the recent commercial and light manufacturing zoning trend in this area of Callahan Dr and Old Callahan Dr. , which was proposed for office/medium density residential uses under the Callahan Dr./Schaad Rd. Corridor Plan, but .

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. GC designation and C-6 zoning are consistent with the commercial use proposed for most of this site by the One Year Plan, although the North County Sector Plan proposes Office use for the area.
2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 7/14/2005

Details of MPC action:

Summary of MPC action:

APPROVE GC (General Commercial)

Date of MPC Approval:

7/14/2005

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:

8/16/2005

Date of Legislative Action, Second Reading: 8/30/2005

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: