

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-D-06-PA **Related File Number:** 7-M-06-RZ
Application Filed: 6/5/2006 **Date of Revision:**
Applicant: ROBERT SHMAEFF
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: Northwest side Old Callahan Dr., west of Callahan Dr.
Other Parcel Info.:
Tax ID Number: 67 238 **Jurisdiction:** City
Size of Tract: 1.49 acres
Accessibility: Access is via Old Callahan Dr., a local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Distance learning college **Density:**
Sector Plan: North County **Sector Plan Designation:** O and SLPA
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of commercial, office and residential uses under C-6, C-4, R-2, RB, O-1 and A-1 zoning.

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

Street: 1921 Old Callahan Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) and A-1 (General Agricultural)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area have had GC plan amendments and C-6 and C-4 rezonings.

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):

The 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 commercial zoning pattern.
2. The 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. GC designation is a westward extension with the commercial designation of 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: 7/13/2006

Details of MPC action:

Summary of MPC action:

GC (General Commercial)

Date of MPC Approval:

7/13/2006

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:

8/15/2006

Date of Legislative Action, Second Reading: 8/29/2006

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: