CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-A-01-RZ Related File Number:

Application Filed: 7/10/2001 **Date of Revision:**

Applicant: CLAUDE YOW

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX• 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: North side Callahan Dr., northeast of Keck Rd.

Other Parcel Info.:

Tax ID Number: 68 19 Jurisdiction: County

Size of Tract: 9.5 acres

Accessibility: Access is via Callahan Dr., a two lane major collector street under improvement to four lane, median

divided facility.

GENERAL LAND USE INFORMATION

Existing Land Use: Two houses

Surrounding Land Use:

Proposed Use: Office warehouse Density:

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This site is within the Callahan Rd Corridor that is developed with older residences and newer light

manufacturing, and service and wholesale businesses developed under CB, LI and CA zones.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CB (Business and Manufacturing)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: None noted for

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 LI (Light Industrial) zoning to a depth of 900' from Callahan Rd. (Applicant requests CB

zoning.)

Staff Recomm. (Full): The southern 900' of this site is within the Callahan Drive Corridor Study area recently approved by

MPC for light industrial redevelopment within LI and PC zones. The remainder of the site has slopes in excess of 15%, which makes it unsuitable for light industrial development. (See attachment.) The approved Callahan Rd. Corridor Study amended the North County Sector proposal for this site.

Comments: Although some of the property in this area is currently zoned CB, the LI and PC zones recommended in

the Corridor Study are the best zones to implement the policies of the plan and create a light industrial development corridor along Callahan Drive. These policies encourage coordination between property owners to limit access onto this improved arterial street, to provide landscaping and environmentally

sound development, and to restrict retail business activities within this area.

MPC Action: Approved as Modified MPC Meeting Date: 9/13/2001

Details of MPC action: Approve CB to a depth of 900' from Callahan Rd.

Summary of MPC action: APPROVE CB (Business & Manufacturing) to a depth of 900 feet from Callahan Road

Date of MPC Approval: 9/13/2001 Date of Denial: Postponements: 8/9/01

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 10/22/2001 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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