

CASE SUMMARY

APPLICATION TYPE: 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: 8-B-03-RZ **Related File Number:**
Application Filed: 7/15/2003 **Date of Revision:**
Applicant: CALLAHAN ROAD BAPTIST CHURCH
Owner:

PROPERTY INFORMATION

General Location: Northwest side Callahan Rd., northwest of Keck Rd.
Other Parcel Info.:
Tax ID Number: 68 021 OTHER: (PORTION ZONED LI.) **Jurisdiction:** County
Size of Tract: 11.75 acres
Accessibility: Access is via Callahan Rd., a four lane, median divided, minor arterial street

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Church **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is part of a rural area that has been impacted by recent commercial development and the Callahan Rd improvements. Recent area zone changes have been to CB and LI.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: LI (Light Industrial)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: Property was zoned LI as part of a general rezoning of the area done by MPC in 2001.
Extension of Zone: Yes
History of Zoning: Part of the property was zoned LI in 2001 as part of a general rezoning of the area following the recommendation of the Callahan Road Corridor Study.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 PC (Planned Commercial). (Applicant requested CB (Business and Manufacturing) zoning.)

Staff Recomm. (Full):

PC zoning would permit the development of church on this site subject to MPC's approval of a development plan and protective covenants listing permitted uses within the development. The present LI zoning does not permit the proposed church use for this site. The church leadership participated in the MPC public hearing process and general rezoning to LI in 2001. At that time, they stated their intention to build on this site, but agreed to the comprehensive rezoning in support of the Callahan Dr.-Schaad Rd Corridor Plan's proposal for light industrial use in this area.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. PC zoning is appropriate for this proposed light industrial area which contains businesses and residences within LI and CB zones. PC zoning may permit churches while LI zoning does not.
- 2. Uses allowed under PC zoning, including the proposed church, are identified by the applicant through protective covenants submitted with the development plan for the site for use on review consideration. PC zoning is consistent with the area's light industrial development character.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposed church will have a minimal impact on Callahan Dr. and no effect on schools.
- 3. The PC zoning is compatible with surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North Knox County Sector Plan proposes light industrial uses for the site and recommends PC, LI, C-6 and I-1 zones for the area.

MPC Action:

Approved

MPC Meeting Date: 8/14/2003

Details of MPC action:

Summary of MPC action:

APPROVE PC (Planned Commercial)

Date of MPC Approval:

8/14/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

County Commission

Date of Legislative Action:

9/22/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved CB Business & Manufacturing

Date of Legislative Appeal:

Effective Date of Ordinance:

