# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number: 8-C-21-RZ Related File Number:

**Application Filed:** 6/16/2021 **Date of Revision:** 

Applicant: CITY OF KNOXVILLE

## **PROPERTY INFORMATION**

General Location: North side of Callahan Drive, south side of Old Callahan Drive

Other Parcel Info.:

Tax ID Number: 67 258.01 & 256 (PART OF) Jurisdiction: City

Size of Tract: 2.06 acres

Accessibility: Access is via Callahan Drive, a minor arterial road with a pavement width of 77-ft within a right-of-way

width of 105-ft with a center median.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: Northwest City Sector Plan Designation: GC (General Commercial)

Growth Policy Plan: N/A

**Neighborhood Context:** The property is located in an area with commercial uses along a minor arterial road. Vacant land,

agricultural, and some residential uses surround the property, which has been annexed into the City of

Knoxville.

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

**Street:** 0 Callahan Drive and 1934 Old Callahan Dr.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: No zone

Former Zoning: CB (Business & Manufacturing)

Requested Zoning: C-H-2 (Highway Commercial)

**Previous Requests:** 

**Extension of Zone:** Yes, C-H-2 is located adjacent to the east and west.

**History of Zoning:** Formerly CB (Business and manufacturing)

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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.:

# PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Levan King Cranston

Staff Recomm. (Abbr.): Approve C-H-2 (Highway Commercial) zoning because it is comparable to the CB (Business and

Manufacturing) zone in Knox County.

Staff Recomm. (Full):

Comments: C-H-2 is a comparable City zoning district to the former CB County zoning and permits a range of

commercial uses on the subject property. The CB zone is comparable with other commercial type

zones present in the area. The adjacent properties to the east and west are zoned C-H-2.

Other properties in this area have been rezoned to C-H-2 into the City Limits of Knoxville.

Action: Approved Meeting Date: 8/12/2021

**Details of Action:** 

Summary of Action: Approve C-H-2 (Highway Commercial) zoning because it is comparable to the CB (Business and

Manufacturing) zone in Knox County.

Date of Approval: 8/12/2021 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: 9/7/2021 Date of Legislative Action, Second Reading:

Ordinance Number: O-118-2021 Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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