

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-K-00-RZ
Application Filed: 7/17/2000
Applicant: HARLIE NORRIS
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side Callahan Dr., northeast of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 67 246 **Jurisdiction:** County
Size of Tract: 5.57 acres
Accessibility: Access is via Callahan Dr., a minor arterial street with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: 5,000 sq. ft light manufacturing building **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is part of the older residential development pattern found along Callahan Dr. within A zoning. Recent improvements to Callahan Dr. have generated several requests for nonresidential zone changes.

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

Street: 1521 Callahan Rd.
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: No
History of Zoning: None noted

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: KP

Staff Recomm. (Abbr.): APPROVE LI (Light Industrial) zoning for the site up to 1,000 feet from Callahan Dr. Applicant requested CB (Business and Manufacturing).

Staff Recomm. (Full): The Callahan Drive/Schaad Road Corridor Plan recommends light industrial uses, wholesale commercial development and slope protection along this section of the improved Callahan Drive, based on it's increased capacity and impact on the existing residential uses with increased traffic. The 1,000 foot limitation of LI zoning would leave the northern, steeper portions of the site in A zoning. Prior to being amended, the sector plan had proposed low density residential use and slope protection for this site.

Comments: This rezoning request has been postponed from the August 10, 2000, MPC meeting to allow the initiation and completion of a corridor study examining impacts of improvements to Callahan Drive and Schaad Road on the area's land use pattern. The Callahan Drive/Schaad Road Corridor Plan reviewed possible development pattern changes resulting from the realignment and widening of these roads and has recommended light industrial uses under either PC or LI zoning for the area that includes the subject property. The site's small size and narrowness do not lend themselves for development under PC zoning.

MPC Action: Approved as Modified MPC Meeting Date: 6/14/2001

Details of MPC action: Approved LI (Light Industrial)

Summary of MPC action: APPROVE LI (Light Industrial) zoning for the site up to 1,000 feet from Callahan Dr.

Date of MPC Approval: 6/14/2001 Date of Denial: Postponements: 8/10-9/14/00& 2/8-3/8/01

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 7/23/2001 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: