

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-S-06-RZ **Related File Number:**
Application Filed: 7/10/2006 **Date of Revision:**
Applicant: ROCKFORD AND SANDRA ESTES
Owner:

PROPERTY INFORMATION

General Location: Northwest side Callahan Dr., northeast of Barger Pond Way
Other Parcel Info.:
Tax ID Number: 68 022.01 **Jurisdiction:** County
Size of Tract: 2.87 acres
Accessibility: Access is via Callahan Dr., a minor arterial street with 25' of pavement width within 110' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Used auto sales service facility **Density:**
Sector Plan: North County **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is beginning to develop with light industrial and commercial uses, under LI, C-4 and C-6 zoning.

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

Street: 1341 Callahan Dr
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 in 2002
Extension of Zone: Not an extension of CB, but it is an extension of commercial from three sides
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CB (Business & Manufacturing) zoning.

Staff Recomm. (Full): CB zoning is compatible with the surrounding zoning pattern, is consistent with the sector plan proposal and is appropriate along a major arterial highway.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The recommended CB zoning is compatible with the scale and intensity of the surrounding zoning pattern.
2. There are commercially zoned properties on three sides of the site along Callahan Dr.
3. CB zoning will allow business and manufacturing uses, similar to other uses along Callahan Dr.
4. The proposal is consistent with the sector plan designation for the site.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Callahan Drive is a minor arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The recommended CB zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The North County Sector Plan proposes light industrial uses for this site, consistent with the proposal. The sector plan lists CB as a zone that can be considered within a light industrial designated area.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. If approved, this request may lead to future rezoning requests for commercial in the immediate area.

MPC Action: Approved MPC Meeting Date: 8/10/2006

Details of MPC action:

Summary of MPC action: APPROVE CB (Business and Manufacturing)

Date of MPC Approval: 8/10/2006 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/25/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

