

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 9-D-03-RZ                      **Related File Number:** 9-G-03-SP  
**Application Filed:** 8/6/2003                      **Date of Revision:**  
**Applicant:** RALPH TEAGUE  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Callahan Dr., southeast side Old Callahan Dr., north of Clinton Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 261, 261.01 AND 261.02                      **Jurisdiction:** County  
**Size of Tract:** 4.5 acres  
**Accessibility:** Access is via Callahan Dr., a 4 lane, median divided minor arterial street with 112' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** One dwelling and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Business park                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** C on 261.02, O on 261, 261.01  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is within the emerging retail/wholesale commercial area developing along the new Callahan Dr. alignment within LI.PC, CB 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) and RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** CB (Business and Manufacturing)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted for this site, but other property in the area has been zoned PC and LI in the past year.

### 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) zoning for parcel 261.02.  
APPROVE PC (Planned Commercial) zoning, limited to office uses, for parcels 261 and 261.01.  
(Applicant requested CB (Business & Manufacturing) zoning for all parcels)

Staff Recomm. (Full): PC zoning allows the proposed business park use and would be a continuation of the adjacent commercial zoning from the south. The sector plan proposes commercial and office uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The PC zone on this site is appropriate within this mixed use area which contains businesses, churches and residences. PC requires site plan approval by MPC prior to construction. This review will help to minimize impacts on residential uses and address any issues with the development of the property. Limiting parcels 261 and 261.01 to office uses will also help to minimize impact on residential uses to the north and help to maintain the area along Old Callahan Drive as an office corridor.  
2. Uses allowed under PC are identified by the developer at the use on review stage through submission of restrictive covenants and can be evaluated as to compatibility with the scale and intensity of the surrounding land uses and zoning pattern. CB zoning would not allow such review.  
3. A higher quality development should result from the stricter development standards of the PC zone, as compared to the requested CB commercial zone.

THE EFFECTS OF THE PROPOSAL  
1. Public water and sewer utilities are available to serve the site.  
2. The traffic generated by commercial and office development of this site can be accommodated by the improved Callahan Dr.  
3. Commercial/office development of this site will have no impact on schools.  
4. The effect of the proposal on adjacent properties can be minimized during the PC review process, which requires the review and approval of site plan.  
5. PC zoning is compatible with surrounding development and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. The Northwest City Sector Plan, as amended by the Callahan Dr./Schaad Rd. Corridor Plan, proposes General Commercial and Office uses for the site. The plan lists PC as an acceptable zone to be placed within the General Commercial designation.  
2. Office uses are referenced under the permitted uses section of the PC zone and would be more appropriate than commercial facing existing residential uses on the north side of Old Callahan Drive.  
3. This site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved as Modified MPC Meeting Date: 9/11/2003

Details of MPC action:

Summary of MPC action: APPROVE CB (Business and Manufacturing) subject to the condition requiring site plan approval by MPC staff

Date of MPC Approval: 9/11/2003 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:** 10/27/2003

**Ordinance Number:**

**Disposition of Case:** approved with condition

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**