

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: 9-E-03-RZ **Related File Number:**
Application Filed: 8/7/2003 **Date of Revision:**
Applicant: TERRY AND DONNA MCMURRY
Owner:

PROPERTY INFORMATION

General Location: Southeast side Callahan Dr., northeast side Campbell Ln.
Other Parcel Info.:
Tax ID Number: 67 E A 009 (PORTION ZONED RA) OTHER: AND ROW **Jurisdiction:** County
Size of Tract: 0.64 acre
Accessibility: Access is Callahan Dr., a minor arterial street with 4 lanes within 100' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Signs
Surrounding Land Use:
Proposed Use: Business and signs **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The adjacent auto repair business is located in an area of residential development under RB, A and LI zoning. There is commercial development to the southwest under CB and PC zoning.

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

Street: 1734 Callahan Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: Property was rezoned to RA for a mobile home around 1993.
Extension of Zone: Yes, extension of CB from the southeast
History of Zoning: Property was zoned RA for a mobile home in the early 90's. The mobile home is now removed.

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 is a logical extension of zoning from the southeast and will bring the entire parcel, used for commercial purposes, under one zoning district.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Rezoning of this portion of the site will bring the entire parcel, which is already under commercial use, under one zoning district.
2. Business signage and a billboard, illegal in the RA zone, are located on the subject site. Approval of CB will bring those uses into conformance with the zoning ordinance.
3. CB is a logical extension of zoning from the southeast.
4. CB zoning is compatible with the surrounding development and zoning pattern.

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 or streets.
3. The proposed rezoning will have no impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest County Sector Plan, as amended by the Callahan Drive Corridor Study, proposes light industrial uses for the site. However, a sector plan amendment to commercial was not required because the zoning on the majority of the site was already commercial. This is a logical extension of existing zoning.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. The request should not lead to future requests for CB zoning. The sector plan proposes office uses to the southwest and light industrial uses to the northeast.

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

Details of MPC action:

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

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 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:

