

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT

File Number: 9-G-03-SP **Related File Number:** 9-D-03-RZ
Application Filed: 8/26/2003 **Date of Revision:**
Applicant: RALPH TEAGUE
Owner:

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
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: South side Old Callahan Dr., north of Callahan Dr., northeast of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 67 261, 261.01 OTHER: AND 261.02 FOR REZONING O **Jurisdiction:** County
Size of Tract: 4.5 acre
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: Residences
Surrounding Land Use:
Proposed Use: Business Park **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Office/Medium Density Residential
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is within the emerging retail/wholesale area developing along the new Callahan Dr. alignment within LI, PC, CB and CA zones

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

Street: 2126 Old Callahan Dr
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:
Extension of Zone: Yes
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: O (Office)
Requested Plan Category: C (Commercial)

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.): DENY C (Commercial) sector plan designation for parcels 261 and 261.01. Parcel 261.02 is already shown for commercial.

Staff Recomm. (Full): Commercial use of the portion of the site fronting Callahan Dr. is consistent with nearby commercial land uses and zoning, and PC zoning is consistent with the zones recommended in the Northwest City Sector Plan. Use should be limited to office on the property fronting Old Callahan Dr., which faces established residential uses.

Comments:

MPC Action: Approved

MPC Meeting Date: 9/11/2003

Details of MPC action: APPROVE C COMMERCIAL FOR THE ENTIRE SITE

Summary of MPC action: APPROVE C (Commercial)

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: