

▶ **FILE #:** 8-S-06-RZ

**AGENDA ITEM #:** 96

**AGENDA DATE:** 8/10/2006

▶ **APPLICANT:** ROCKFORD AND SANDRA ESTES

OWNER(S): SANDRA M. FERGUSON

TAX ID NUMBER: 68 022.01

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side Callahan Dr., northeast of Barger Pond Way

▶ **APPX. SIZE OF TRACT:** 2.87 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Callahan Dr., a minor arterial street with 25' of pavement width within 110' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District  
 Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT ZONING:** LI (Light Industrial)

▶ **ZONING REQUESTED:** CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Used auto sales service facility

EXTENSION OF ZONE: Not an extension of CB, but it is an extension of commercial from three sides

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant, ridge / LI (Light Industrial)  
 South: Callahan Dr. - Vacant land / C-6 (General Commercial Park)  
 East: Future church / C-4 (Highway & Arterial Commercial)  
 West: Vacant land / C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: This area is beginning to develop with light industrial and commercial uses, under LI, C-4 and C-6 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE CB (Business & Manufacturing) zoning.**

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

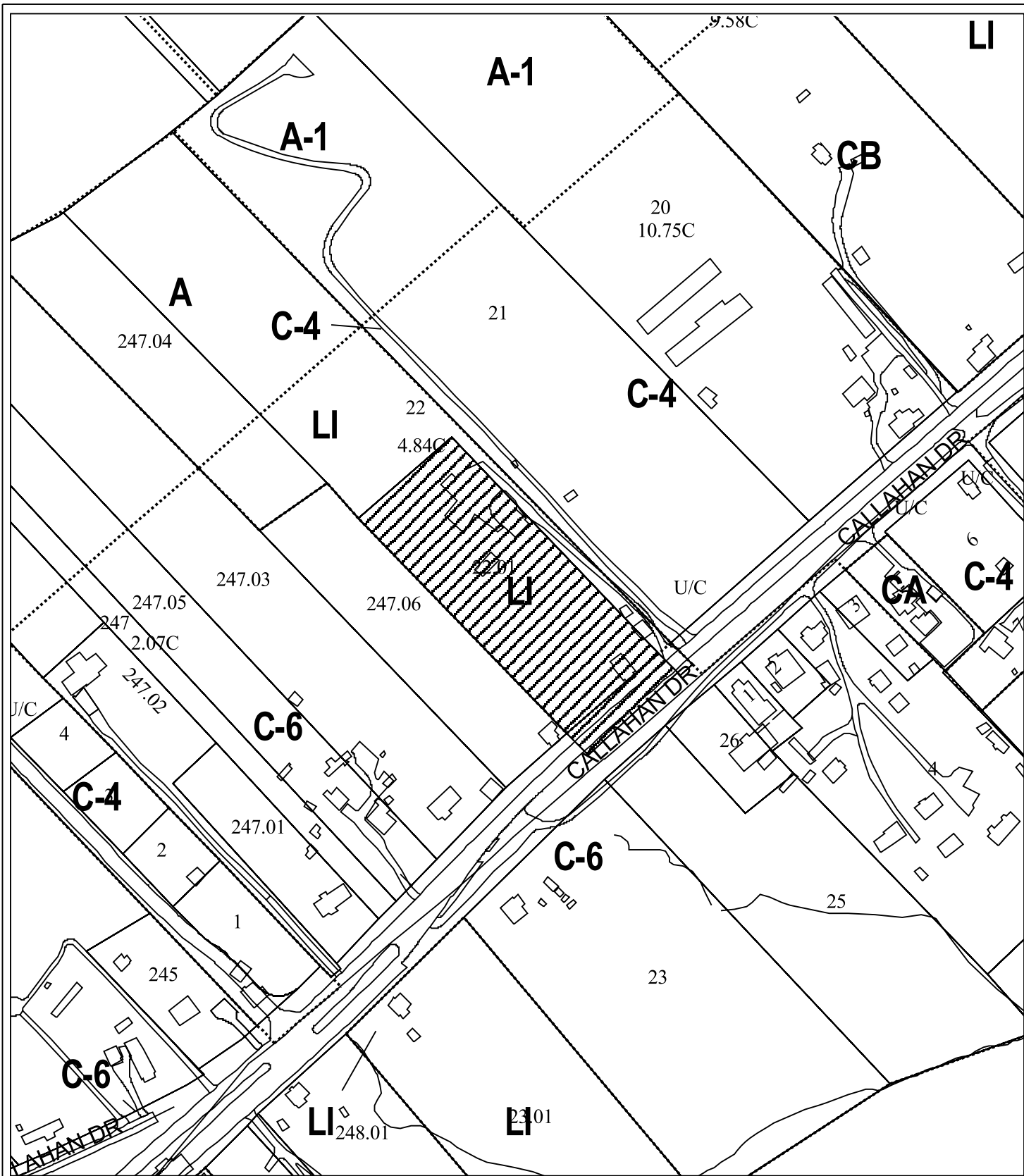
1. Public water and sewer utilities are available to serve the site.

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.

If approved, this item will be forwarded to Knox County Commission for action on 9/25/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**8-S-06-RZ  
REZONING**

Petitioner: Rockford and Sandra Estes

Map No: 68

Jurisdiction: County



From: LI (Light Industrial)  
To: CB (Business and Manufacturing)

Original Print Date: 07/25/06 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902