

▶ **FILE #:** 12-CC-07-RZ

**AGENDA ITEM #:** 105

**AGENDA DATE:** 12/13/2007

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): RODGER FULLER, JR.

TAX ID NUMBER: 57 P B 007 AND ROW

JURISDICTION: City Council District 5

▶ **LOCATION:** Northwest side Callahan Dr., southwest side I-75

▶ **APPX. SIZE OF TRACT:** 1.06 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via an unnamed service drive that has 25' of pavement width within the right of way of the I-75/Callahan Dr. interchange.

UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

▶ **PRESENT ZONING:** No Zone (formerly CB (Business and Manufacturing))

▶ **ZONING REQUESTED:** C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Trailer sales business

▶ **PROPOSED USE:** Trailer sales business

EXTENSION OF ZONE: Yes, extension of C-4 from the north, south and west.

HISTORY OF ZONING: None noted for this site

SURROUNDING LAND USE AND ZONING: North: Vacant land and hotel / C-4 (Highway & Arterial Commercial)  
 South: Vacant lot / C-4 (Highway & Arterial Commercial)  
 East: I-75 right of way / OS-1 (Open Space Preservation)  
 West: Liquor store / C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT: This northwest quadrant of the I-75/Callahan Dr. interchange is sparsely developed with commercial uses under C-3, C-4, CB and CH zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE C-4 (Highway & Arterial Commercial) zoning.**

C-4 is a comparable City zone to the former County zone, is a logical extension of zoning from the west and is consistent with the sector plan proposal for the area.

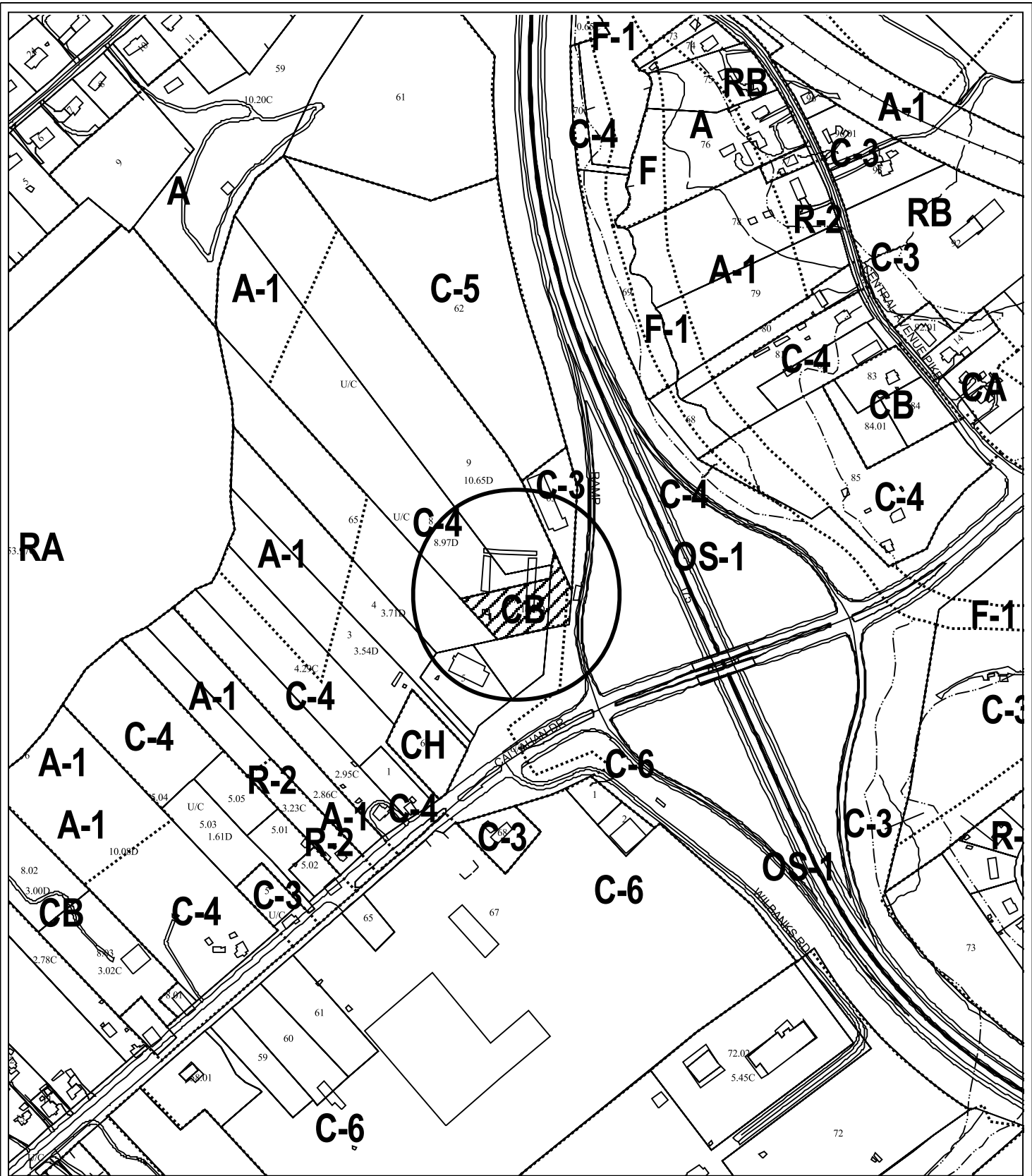
**COMMENTS:**

The recommended C-4 zoning permits the current use of the property and is a comparable City zone to the former County zone. Other nearby properties have been rezoned to C-4 after being annexed into the City of Knoxville. The North County Sector Plan proposes commercial uses for this site, consistent with the proposal.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/15/2008 and 1/29/2008. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**12-CC-07-RZ  
GOVERNMENTAL REZONING**

Petitioner: City of Knoxville  
 Map No: 57  
 Jurisdiction: City



From: No Zone  
 To: C-4 (Highway and Arterial Commercial)

Original Print Date: 11/28/07      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

