

▶ **FILE #:** 2-F-07-RZ

AGENDA ITEM #: 69

AGENDA DATE: 2/8/2007

▶ **APPLICANT:** MICHAEL BRADY, INC.

OWNER(S): GRAHAM, L.P.

TAX ID NUMBER: 67 270

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side Old Callahan Dr., northeast of Clinton Hwy.

▶ **APPX. SIZE OF TRACT:** 23 acres

SECTOR PLAN: North County

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

ACCESSIBILITY: Access is via Old Callahan Dr., a local street with 18 to 20' of pavement within a 50' right-of-way.

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

▶ **PRESENT ZONING:** CA (General Business)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Furniture sales and warehouse distribution

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was zoned CA in 2001 (3-I-01-RZ)

SURROUNDING LAND USE AND ZONING: North: Vacant land / A Agricultural

South: Retail businesses / PC-1 Commercial

East: Businesses / C-4 Commercial

West: Vacant land and business / A and RB Residential

NEIGHBORHOOD CONTEXT: This undeveloped, sloping site is within a commercializing area that is developing under CA, PC, C-4 and PC-1 zones.

STAFF RECOMMENDATION:

▶ **APPROVE PC (Planned Commercial) zoning. Applicant requests CB (Business Manufacturing) zoning**

PC zoning will allow the proposed use and provide site plan review through MPC to ensure that the steeper portion of the site is protected.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PC zoning is an extension of the planned commercial zoning from the southeast and would permit development compatible with the scale and intensity of the surrounding commercial development and zoning pattern.
2. PC zoning will allow commercial development of the property that is in character with other recent development in the area, as well as permit public review of proposed development in light of the steep slopes found on portions of this site, access and public utility services available to serve the site.

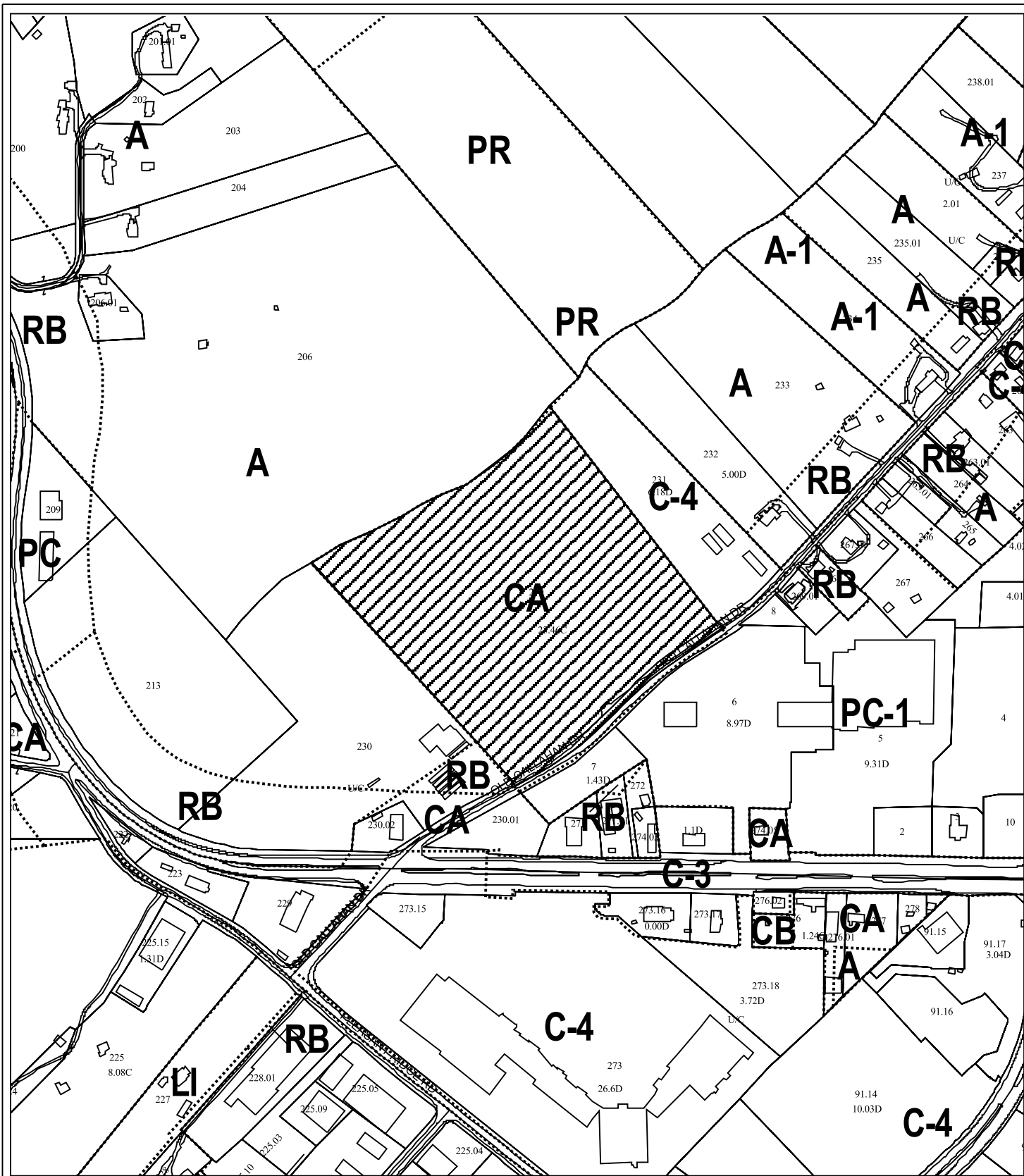
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The PC zoning will allow the proposed retail and warehouse use on the property.
3. The PC zoning would permit a continuation of the recent commercial and light manufacturing zoning trend in this area of Callahan Dr and Old Callahan Dr.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. PC zoning is consistent with the Commercial and SLPA Slope Protection designation of this site, on the North County Sector Plan.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knox County Commission for action on 3/26/2007. 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.



**2-F-07-RZ
REZONING**

Petitioner: Michael Brady, Inc.

Map No: 67

Jurisdiction: County



From: CA (General Business)
To: CB (Business and Manufacturing)

Original Print Date: 01/22/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

