

▶ **FILE #:** 1-V-07-RZ

AGENDA ITEM #: 83

AGENDA DATE: 1/11/2007

▶ **APPLICANT:** ROBERT MORTON

OWNER(S): SAME

TAX ID NUMBER: 67 244 (PART ZONED A-1)

JURISDICTION: City Council District 3

▶ **LOCATION:** Northwest side Old Callahan Dr., southwest side Barger Pond Way

▶ **APPX. SIZE OF TRACT:** 7.8 acres

SECTOR PLAN: North County

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

ACCESSIBILITY: Access is via Callahan Dr., a 4-lane, median divided, minor arterial street.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT ZONING:** A-1 (General Agricultural)

▶ **ZONING REQUESTED:** C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Mixed commercial uses

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was zoned C-6 and A-1 following annexation into the City of Knoxville.

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

South: Commercial development / C-6 Commercial

East: Commercial development / C-4 Commercial

West: Commercial development / C-4 Commercial

NEIGHBORHOOD CONTEXT: This site is part of the light industrial/commercial development that is occurring along Callahan Dr. within C-4, C-6, CB LI zones.

STAFF RECOMMENDATION:

▶ **APPROVE C-6 General Commercial Park) zoning for the entire site**

C-6 zoning is consistent with other commercial zoning found in the area. The C-6 zone requires staff approval of the development plan prior to any development of the site, which will allow review of the proposal for the development of the steeper portion of the site to ensure it's adequate protection. The sector plan proposes commercial and slope protection for the property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This C-6 zoning request is an extension of the existing C-6 zoning and is compatible with the scale and intensity of the surrounding commercial, office and residential development, and C-6 zoning pattern.
2. C-6 zoning will allow commercial development of the property that is in character with the recent development in the area, as well as access and public utility services available to serve the site.

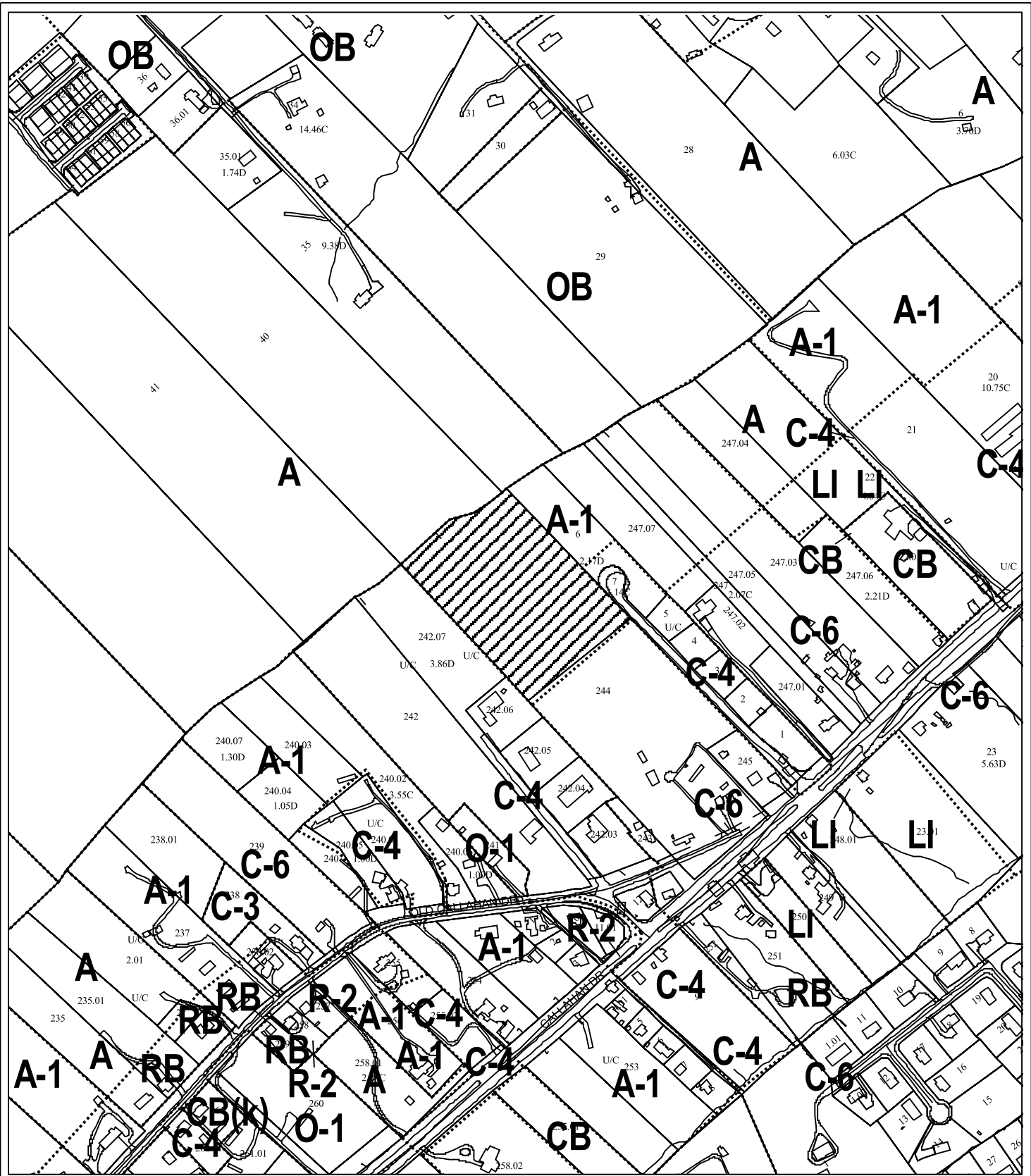
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The requested C-6 zoning will allow the proposed office and warehouse use on the property.
3. The C-6 zoning would be a continuation of the recent commercial and light manufacturing zoning trend of the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. C-6 zoning is consistent with the commercial use proposed for this site by the One Year Plan, although the North County Sector Plan proposes Light Industrial and Slope Protection for the site.
2. The site is located within the Urban Growth Area (Inside the city) of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knoxville City Council for action on 2/13/2007 and 2/26/2007. 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.




**1-V-07-RZ
REZONING**

Petitioner: Robert Morton

Map No: 67

Jurisdiction: City

 From: A-1 (General Agricultural)
To: C-6 (General Commercial Park)

Original Print Date: 12/27/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

