

▶ **FILE #:** 6-S-07-RZ

AGENDA ITEM #: 94

AGENDA DATE: 6/14/2007

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): HACKWORTH JIMMY & CAROL

TAX ID NUMBER: 68 H A 005

JURISDICTION: City Council District 3

▶ **LOCATION:** Southeast side Callahan Dr., southwest of Keck Rd.

▶ **APPX. SIZE OF TRACT:** 0.603 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Callahan Dr., a four lane, median divided minor arterial street within 110' of right of way.

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

▶ **PRESENT ZONING:** No Zone (formerly CA (General Business))

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

▶ **EXISTING LAND USE:** Business

▶ **PROPOSED USE:** Business

EXTENSION OF ZONE: Yes, extension of C-4 from northeast and southeast.

HISTORY OF ZONING: Other properties in the area have rezoned C-4 after annexation into the City.

SURROUNDING LAND USE AND ZONING: North: Callahan Dr. - Vacant land, dwelling, warehouse / C-4 (Highway & Arterial Commercial)
South: Dwelling / C-4 (Highway & Arterial Commercial)
East: Vacant land / C-4 (Highway & Arterial Commercial)
West: Dwelling and church / C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: This area is developed with primarily commercial, office and warehouse uses under C-4, C-6 and CA zoning. There is a church and some residences also located in the vicinity of this site.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

STAFF RECOMMENDATION:

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

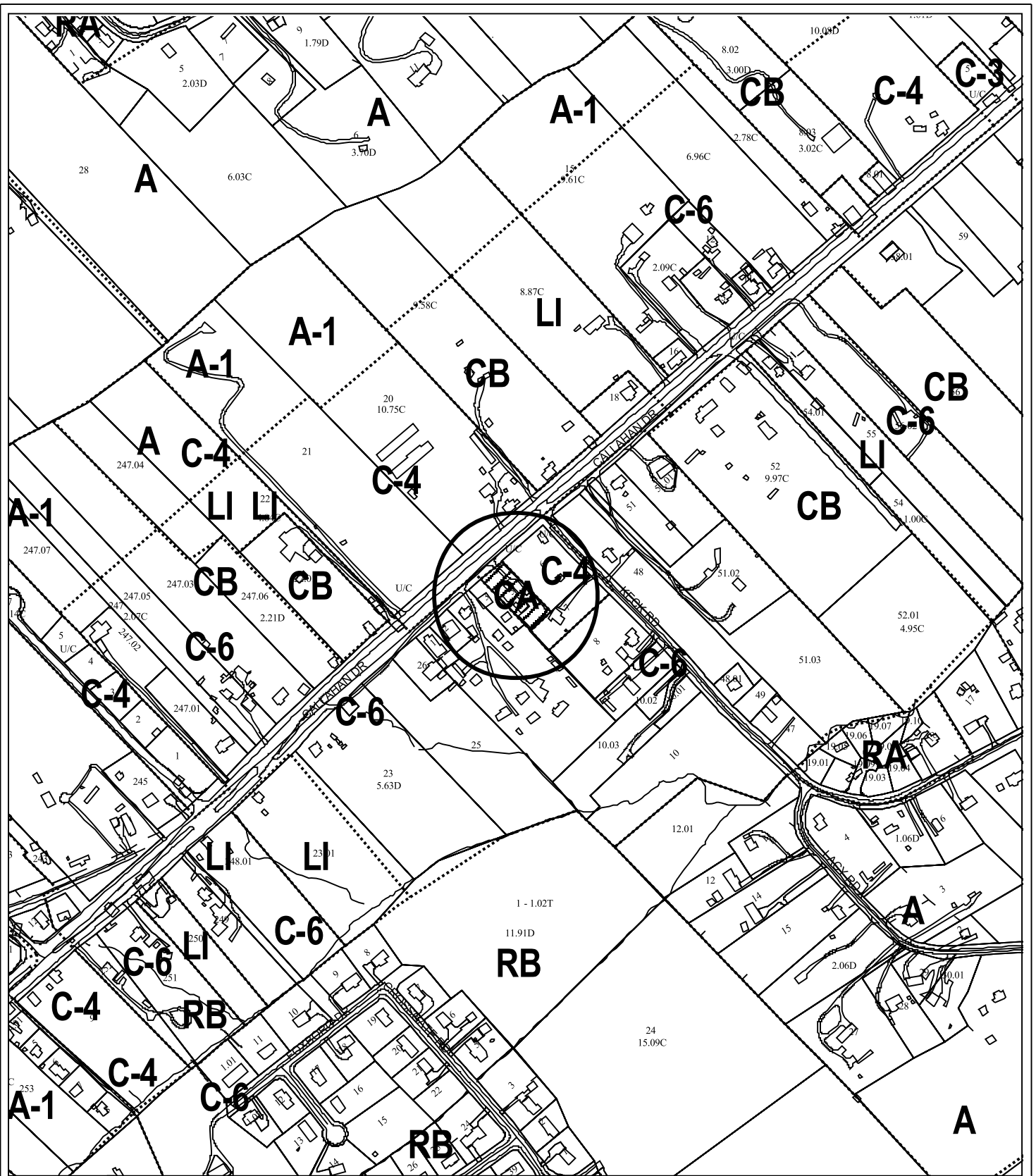
C-4 is a comparable City zone to the former County zone, is a logical extension of zoning from the northeast and southeast and is consistent with the sector plan proposal for the area.

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 or C-6 after being annexed into the City of Knoxville. The Northwest City Sector Plan proposes commercial uses for this site, consistent with the proposal.

If approved, this item will be forwarded to Knoxville City Council for action on 7/17/2007 and 7/31/2007. 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.



6-S-07-RZ

GOVERNMENTAL REZONING



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

Original Print Date: 05/30/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 68

Jurisdiction: City

0 500'

