

▶ **FILE #:** 2-C-08-RZ

AGENDA ITEM #: 60

AGENDA DATE: 2/14/2008

▶ **APPLICANT:** CITY OF KNOXVILLE
 OWNER(S): DALLAS & JEAN COFFMAN
 HARDEES FOOD SYSTEMS, INC.
 DOUGLAS & CRYSTAL HARRIE
 FRANCIS WADDLE

TAX ID NUMBER: 67 230.01, 271, 271.01, 272 067 274.03

JURISDICTION: County Council District 6

▶ **LOCATION:** North side of Clinton Hwy., southeast side of Old Callahan Dr.

▶ **APPX. SIZE OF TRACT:** 3.727 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Clinton Hwy., a five lane major arterial street and Old Callahan Dr., a major collector street with a 20' pavement width within a 70' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Grassy Creek

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

▶ **ZONING REQUESTED:** C-3 (General Commercial)

▶ **EXISTING LAND USE:** Retail

▶ **PROPOSED USE:** Retail

EXTENSION OF ZONE: Yes, property to the south is zoned C-3.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Grocery store & developing warehouse / PC-1 (Retail & Office Park) & CB (Business & Manufacturing)

South: Shopping center / C-3 (General Commercial) & C-4 (Highway & Arterial Commercial)

East: Landscaping business & gas station / RB (General Residential) & CA (General Business)

West: Grocery store and gas station / PC-1 (Retail & Office Park) & C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This site is located within the commercial node developed around the intersection of Clinton Hwy., and Callahan Dr.

STAFF RECOMMENDATION:

▶ **APPROVE C-3 (General Commercial) zoning.**

C-3 zoning is consistent with the former CA & RB county zoning, and is compatible with surrounding commercial zoning and uses at this intersection of Clinton Hwy., and Old Callahan Dr. The sector plan

proposes commercial use for this site.

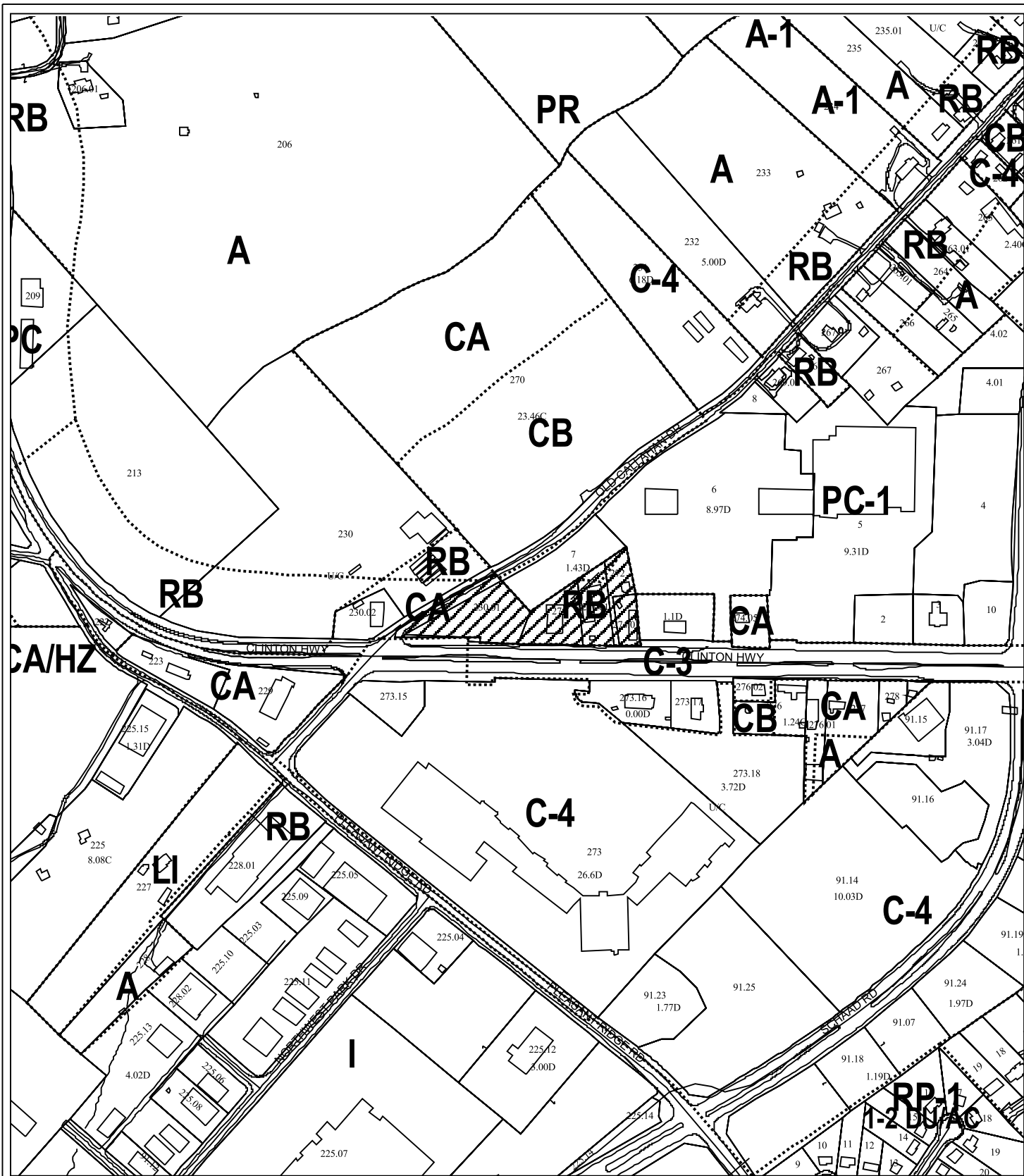
COMMENTS:

C-3 zoning permits the current uses of the subject properties.

ESTIMATED TRAFFIC IMPACT: Not calculated.


ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/11/2008 and 3/25/2008. 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 County.



2-C-08-RZ
GOVERNMENTAL REZONING

Petitioner: City of Knoxville
 Map No: 67
 Jurisdiction: County

 From: No Zone
 To: C-3 (General Commercial)

Original Print Date: 01/28/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

