

▶ **FILE #:** 2-H-08-RZ

AGENDA ITEM #: 65

AGENDA DATE: 2/14/2008

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): HS DEVELOPMENT COMPANY,LLC

TAX ID NUMBER: 67 250

JURISDICTION: City Council District 3

▶ **LOCATION:** Southeast side Callahan Dr., northeast of Campbell Ln.

▶ **APPX. SIZE OF TRACT:** 1.62 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area

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

UTILITIES: Water Source: Hallsdale-Powell Utility District/KUB

Sewer Source: Hallsdale-Powell Utility District/KUB

WATERSHED: Knob Fork Creek

▶ **PRESENT ZONING:** No Zone (formerly LI (Light Industrial))

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** None noted

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was rezoned to LI in the county as part of a governmental general rezoning of the area.

SURROUNDING LAND USE AND ZONING: North: Callahan Dr. and businesses /C-6 Commercial

South: Residences / RB Residential

East: Residence and vacant land / C-6 Commercial

West: Residence and vacant land / C-6 Commercial

NEIGHBORHOOD CONTEXT: This residential site is within an emerging business development area that is occurring under CB, LI, C-6 and C-4 zones.

STAFF RECOMMENDATION:

▶ **APPROVE C-6 (General Commercial Park) zoning**

C-6 zoning is consistent with the former county CB zone, as well as the C-6 zoning found on the adjacent property and across Callahan Dr. to the north.

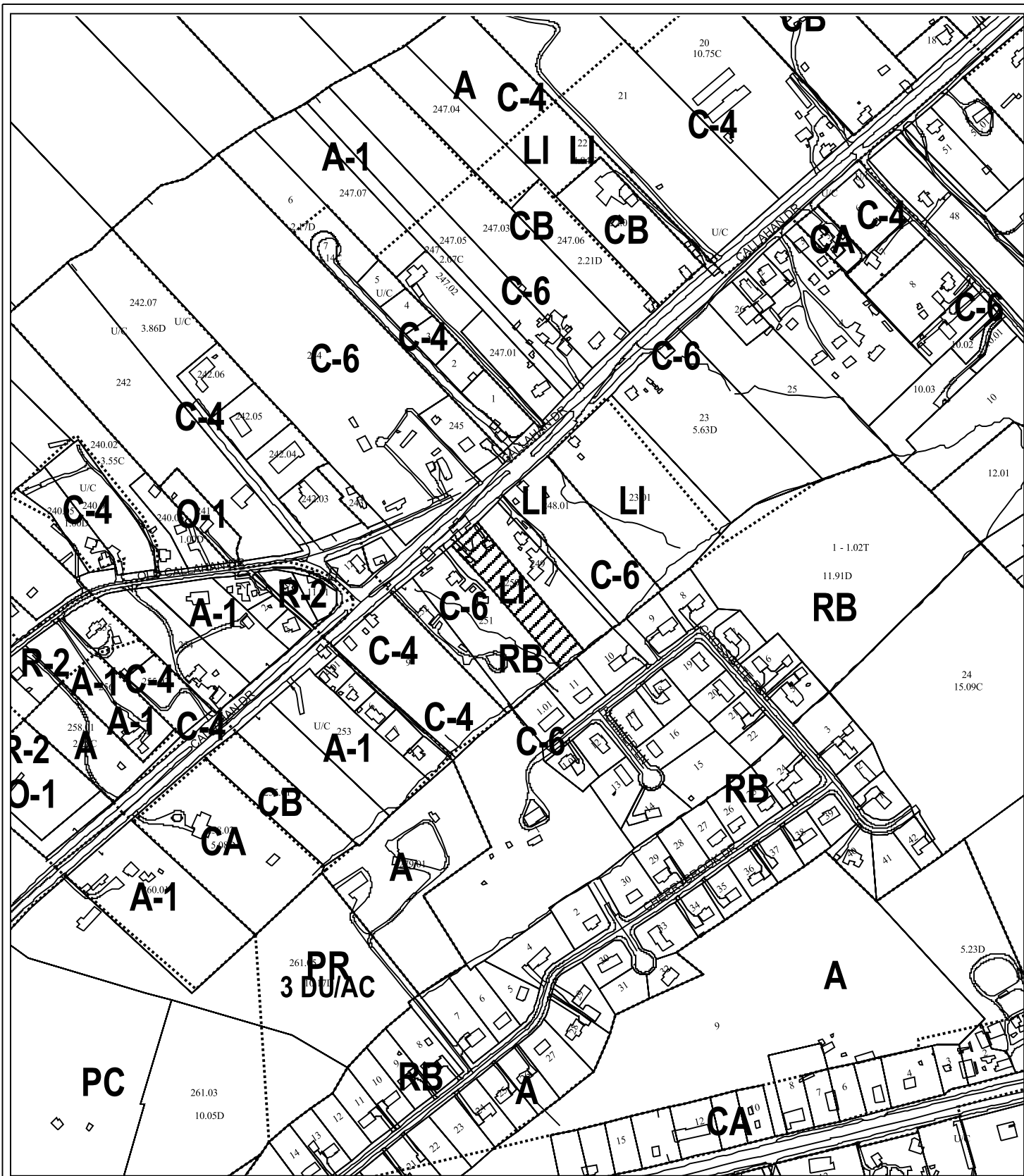
COMMENTS:

Other annexed property in the area has been rezoned to the City's C-6 zone.

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 City.



**2-H-08-RZ
GOVERNMENTAL REZONING**

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



 From: No Zone
 To: C-6 (General Commercial Park)

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