

▶ **FILE #:** 2-G-09-RZ

AGENDA ITEM #: 47

AGENDA DATE: 2/12/2009

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): SMITH SUFFRIDGE PROPERTIES LLC

TAX ID NUMBER: 68 022.01

JURISDICTION: City Council District 3

▶ **LOCATION:** Northwest side Callahan Dr., northeast of Barger Pond Way

▶ **APPX. SIZE OF TRACT:** 2.78 acres

SECTOR PLAN: North County

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

ACCESSIBILITY: Access is via Callahan Dr., a minor arterial street with 4 lanes and a center median within 100' of right of way.

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

WATERSHED: Knob Fork Creek

▶ **PRESENT ZONING:** No Zone (formerly CB (Business and Manufacturing))

▶ **ZONING REQUESTED:** C-4 (Highway and Arterial Commercial) or C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** Automobile sales lot

▶ **PROPOSED USE:** Automobile sales lot

EXTENSION OF ZONE: Yes, extension of C-4 from the east or C-6 from the south or west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Warehouse / LI (Light Industrial)

South: Callahan Dr. - Church / C-6 (General Commercial Park)

East: Church / C-4 (Highway & Arterial Commercial)

West: Auto parts business / C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: This area is developed with commercial and light manufacturing uses under CB, LI, C-4 and C-6 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning.**

C-6 zoning is compatible with surrounding development and zoning. C-6 is a comparable City zone to the former County CB zone. C-6 allows the existing use of the site for auto sales, but also allows the light manufacturing uses allowed under CB zoning. The sector plan proposes light industrial uses for the site, consistent with C-6 zoning, but not C-4.

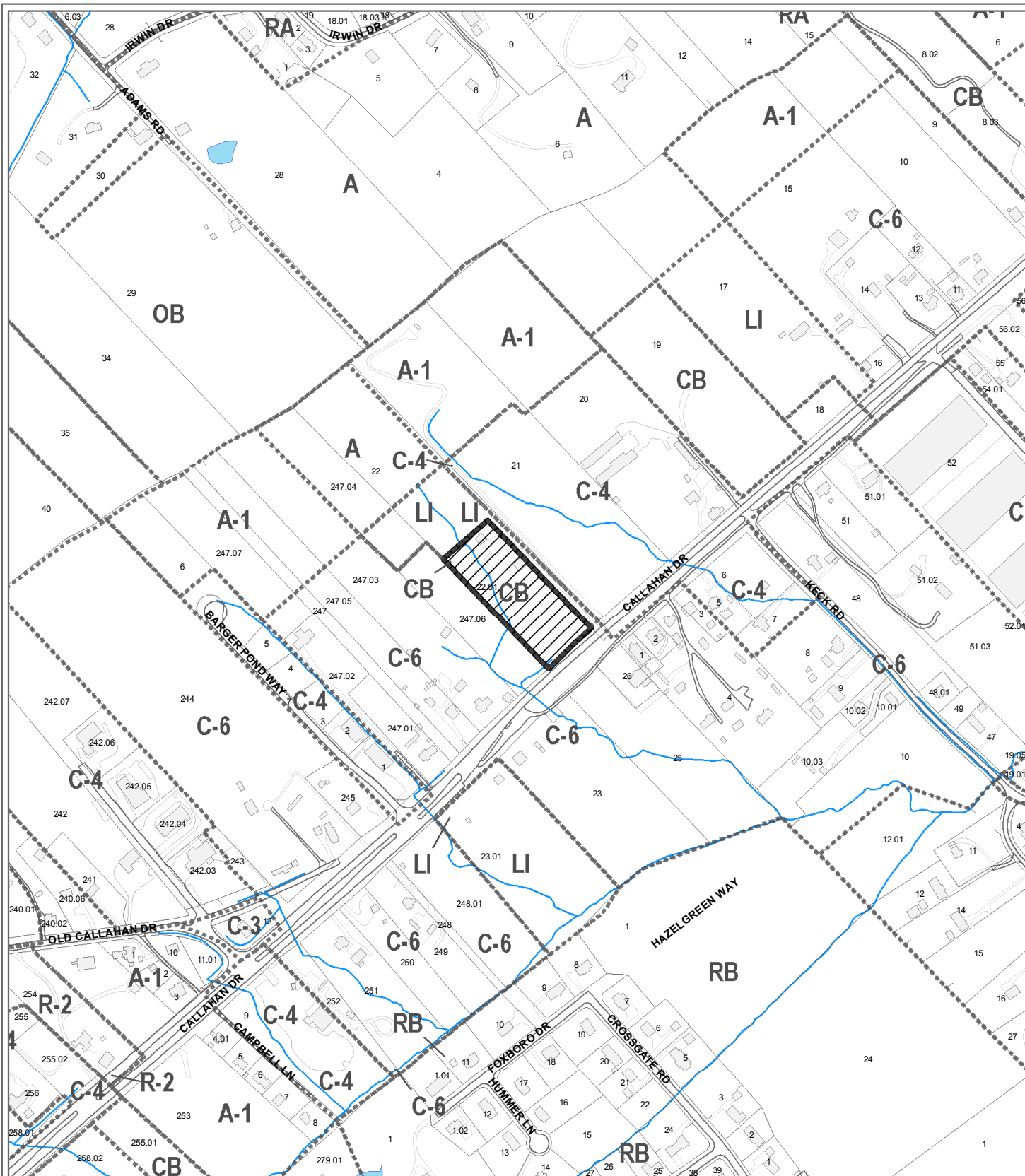
COMMENTS:

Other properties in the area have been rezoned C-6 after annexation into the City. C-6 is an extension of zoning from the south and west.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/10/2009 and 3/24/2009. 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-G-09-RZ
GOVERNMENTAL REZONING**

From: No Zone

To: C-4 (Highway and Arterial Commercial) or C-6 (General Commercial Park)



Original Print Date: 1/23/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: City of Knoxville

Map No: 68

Jurisdiction: City

