

▶ **FILE #:** 3-C-12-RZ **AGENDA ITEM #:** 32
 POSTPONEMENT(S): 3/8/12 **AGENDA DATE:** 4/12/2012

▶ **APPLICANT:** CITY OF KNOXVILLE
 OWNER(S): SMITH SUFFRIDGE PROPERTIES, LLC

TAX ID NUMBER: 68 022

JURISDICTION: City Council District 3

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

▶ **APPX. SIZE OF TRACT:** 5.13 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 four lanes and a center median within 120' of right-of-way.

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

WATERSHED: Knob Fork Creek

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

▶ **ZONING REQUESTED:** I-3 (General Industrial) and A-1 (General Agricultural)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Vacant land

EXTENSION OF ZONE: Is an extension of A-1, but not I-3.

HISTORY OF ZONING: Other properties in the area have been rezoned C-4 or C-6 and A-1 after annexation into the City

SURROUNDING LAND USE AND ZONING: North: Vacant land / OB (Office, Medical & Related Services)

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

East: Church / C-4 (Highway & Arterial Commercial) and A-1 (General Agricultural)

West: Car sales and warehouse / C-6, LI (Light Industrial) and A (Agricultural)

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

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning for area previously zoned LI and A-1 (General Agricultural) zoning for area previously zoned A.**

C-6 and A-1 zoning extends the established zoning pattern that has occurred as properties in this corridor have been annexed into the City. The sector plan proposes slope protection and light industrial uses for the site, consistent with the recommended zones.

COMMENTS:

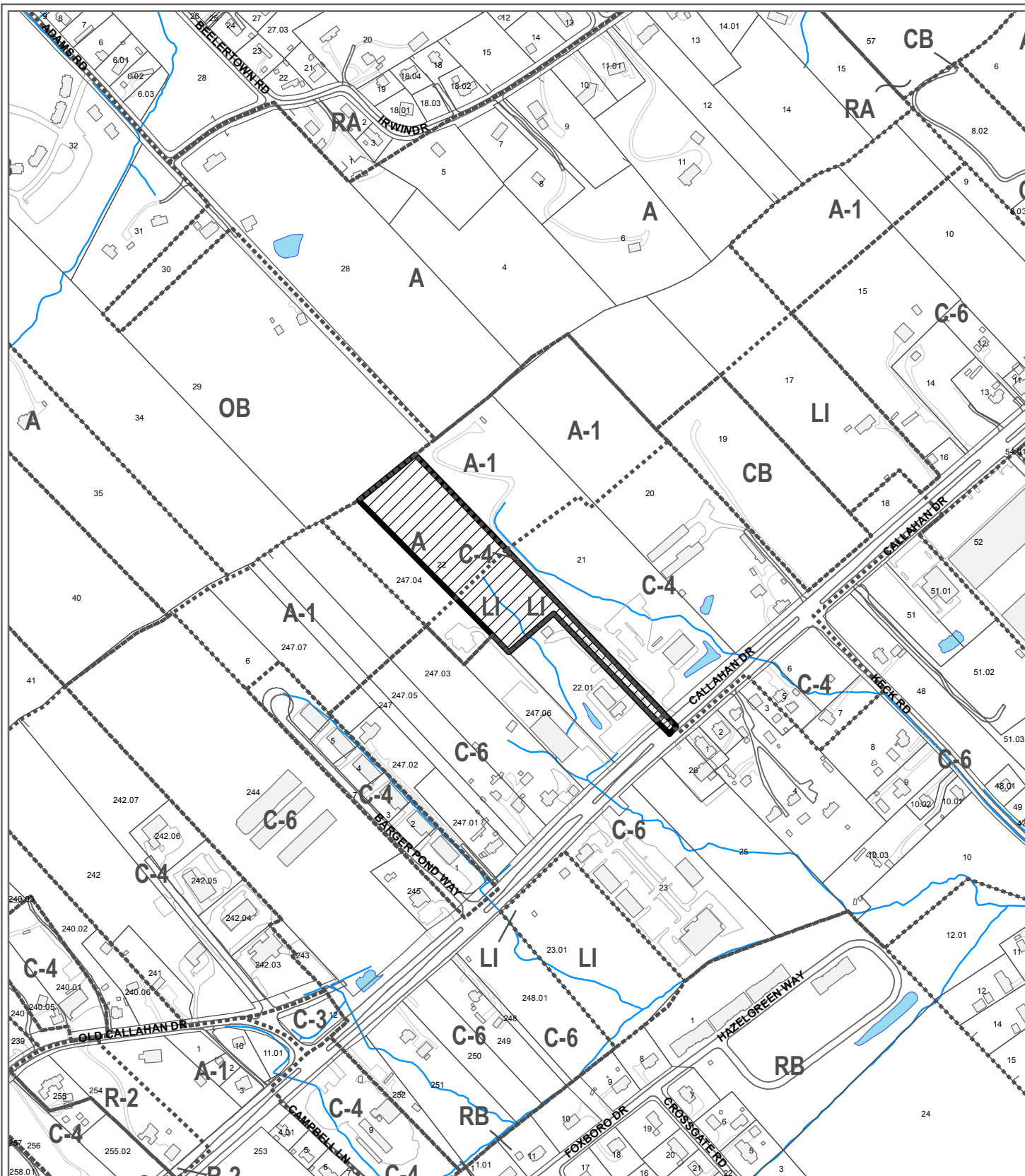
Adjacent properties on either side of this site have been rezoned to either C-4 or C-6 and A-1 zoning upon annexation into the City Limits of Knoxville. The rear portion of the site (previously zoned A) is part of a ridge line, characterized by steep slopes, and should be limited to A-1 zoning. C-6 is recommended for the

front portion (previously zoned LI) because it is consistent with the LI sector plan proposal, while C-4 is not.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/15/2012 and 5/29/2012. 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.



**3-C-12-RZ
GOVERNMENTAL REZONING**

From: No Zone

To: I-3 (General Industrial) and A-1 (General Agricultural)



Original Print Date: 2/17/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 68

Jurisdiction: City

