

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 1-K-06-PA                      **Related File Number:** 1-W-06-RZ  
**Application Filed:** 12/6/2005              **Date of Revision:**  
**Applicant:** NOLAN PROPERTIES, LLC  
**Owner:**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

### PROPERTY INFORMATION

**General Location:** North side Old Callahan Dr., west of Callahan Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 241                                              **Jurisdiction:** City  
**Size of Tract:** 1.3 acres  
**Accessibility:** Access is via Old Callahan Dr., a major collector street with 22' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Beauty salon / office                                              **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of commercial, office and residential uses under C-4, R-2, RB, O-1 and A-1 zoning.

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 1741 Old Callahan Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** OS (Open Space)  
**Requested Plan Category:** O (Office)

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE O (Office) One Year Plan designation.

Staff Recomm. (Full):

Office uses are appropriate adjacent to both commercial and residential uses. The sector plan proposes office use for the site.

Comments:

MPC Action:

Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

Summary of MPC action:

Approval of O (Office)

Date of MPC Approval:

1/12/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

2/14/2006

Date of Legislative Action, Second Reading: 2/28/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: