

# CASE SUMMARY

**APPLICATION TYPE: GOVERNMENTAL REZONING**

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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 1-Q-02-RZ                      **Related File Number:**  
**Application Filed:** 12/18/2001              **Date of Revision:**  
**Applicant:** METROPOLITAN PLANNING COMMISSION  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North and south sides Callahan Dr., west of I-75 and east of Old Callahan Rd., and east and west side Keck Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 243-245, 247-252 OTHER: 68-3,4,9,10,12-17,21-23.01      **Jurisdiction:** County  
**Size of Tract:** 137 acres  
**Accessibility:** Access is via Callahan Dr., a minor arterial street being improved to a four lane median divided facility, and Keck Rd., a local street with 19' of pavement within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted in the LI zone.                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This section of Callahan Dr. is in transition from rural residential to light manufacturing and wholesaling with the Callahan Dr. improvements under way.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), RA (Low Density Residential) and OA (Office Park)  
**Former Zoning:**  
**Requested Zoning:** LI (Light Industrial)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted for these properties, but other property in the area has been zoned CB recently.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

