

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
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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 1-R-03-RZ **Related File Number:**
Application Filed: 12/20/2002 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: Southeast side Old Callahan Rd., northeast side Pleasant Ridge Rd.
Other Parcel Info.:
Tax ID Number: 67 273.13, 273.14 **OTHER: AND RIGHTS-OF-WAY** **Jurisdiction:** City
Size of Tract: 3.9 acres
Accessibility: Access is via Old Callahan Rd., a major collector street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping Center
Surrounding Land Use:
Proposed Use: Shopping Center **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is part of the shopping center that includes a Wal-Mart and several other businesses developed under CA and CB zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: CA (General Business)
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

