

# 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

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Knoxville, Tennessee 37902  
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**File Number:** 10-CC-03-RZ                      **Related File Number:**  
**Application Filed:** 9/15/2003                      **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side Callahan Dr., northeast of I-75  
**Other Parcel Info.:**  
**Tax ID Number:** 57 85 AND ROW                      **Jurisdiction:** City  
**Size of Tract:** 7.56 acres  
**Accessibility:** Access is via Callahan Dr., and Central Avenue Pike, both minor arterial streets with four lane and two lane pavements, respectively, within 112' and 60' rights-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Auto dealership  
**Surrounding Land Use:**  
**Proposed Use:** Auto dealership                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is within the commercial node developing around the I-75/Callahan Dr. interchange within CA, CB, C-4, C-3 zones.

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

**Street:** 109 Callahan Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** CB (Business and Manufacturing) / F (Floodway)  
**Requested Zoning:** C-4 (Highway and Arterial Commercial) / F-1 (Floodway)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned CA and CB in the county

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C-4 (Highway and Arterial Commercial) and F-1 (Floodway) zoning

Staff Recomm. (Full):

C-4 zoning permits the auto dealership in place on this site and is consistent with surrounding commercial zoning and development. The sector plan proposes commercial use and stream protection for this site.

Comments:

Other property in this area has been rezoned to C-3 or C-4 following annexation.

MPC Action:

Approved

MPC Meeting Date: 10/9/2003

Details of MPC action:

Summary of MPC action:

APPROVE C-4 (Highway and Arterial Commercial) / F-1 (Floodway)

Date of MPC Approval:

10/9/2003

Date of Denial:

Postponements:

Date of Withdrawal:

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

Legislative Body:

City Council

Date of Legislative Action:

11/11/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: