

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**

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  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 10-G-08-PA      **Related File Number:** 10-I-08-RZ  
**Application Filed:** 9/5/2008      **Date of Revision:**  
**Applicant:** NOLAN PROPERTIES, LLC

## PROPERTY INFORMATION

**General Location:** North side Old Callahan Dr., northwest 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 21' of pavement width within 50' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office  
**Surrounding Land Use:**  
**Proposed Use:** Plumbing supply business      **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, C-6, R-2, 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:** O-1 (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of commercial plan designation and C-4 zoning from the northeast  
**History of Zoning:** Property was rezoned from A-1 to O-1 for a beauty salon in 2006 (1-K-06-PA/1-W-06-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office)  
**Requested Plan Category:** GC (General Commercial)

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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.):

ADOPT resolution #10-G-08-PA, amending the Knoxville One Year Plan to GC (General Commercial) for this property. (See attached Exhibit A.)

Staff Recomm. (Full):

Commercial uses for this site are an extension of the plan designation and use from the northeast and are compatible with the surrounding development pattern.

Comments:

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

ADOPT resolution #10-G-08-PA, amending the Knoxville One Year Plan to GC (General Commercial), as approved by MPC

Date of MPC Approval:

11/13/2008

Date of Denial:

Postponements: 10/9/08 by MPC

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

12/16/2008

Date of Legislative Action, Second Reading: 12/30/2008

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: