

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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www.knoxmpc.org

File Number: 12-F-03-RZ **Related File Number:**
Application Filed: 11/17/2003 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: North and south sides Callahan Dr., southwest of I-75 North, northeast of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 67 244 OTHER: PER CITY OF KNOXVILLE ANNEXATIO **Jurisdiction:** City
Size of Tract: 293.8 acres
Accessibility: Access is via Callahan Dr., a 4 lane, median divided minor arterial street, and Old Callahan Dr. a local street with 20' of pavement within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residences, businesses, church and vacant land
Surrounding Land Use:
Proposed Use: Same as existing **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This emerging business area is located along both sides of the improved Callahan Dr. within commercial and light industrial zones.

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: LI (Light Industrial), CA (General Business), CB (Business and Manufacturing), A (Agricultural), RA (Low Density Residential) & RB (General Residential)
Requested Zoning: C-4 (Highway and Arterial Commercial), C-6 (General Commercial Park), I-2 (Restricted Manufacturing & Warehousing), A-1 (General Agricultural) and/or R-2 (General Residential)
Previous Requests:
Extension of Zone: No
History of Zoning: Portions of area were rezoned LI for business use in a general rezoning in 2002.

PLAN INFORMATION (where applicable)

Current Plan Category:

