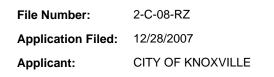
# CASE SUMMARY

## APPLICATION TYPE: GOVERNMENTAL REZONING



Related File Number:

Date of Revision:

METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX• 2 1 5 • 2 0 6 8

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KNOXVILLE·KNOX COUNTY

#### PROPERTY INFORMATION

General Location:	North side of Clinton Hwy., southeast side of Old Callahan Dr.		
Other Parcel Info.:			
Tax ID Number:	67 230.01, 271, 271.01, 272 OTHER: 067 274.03 Jurisdiction: County		
Size of Tract:	3.727 acres		
Accessibility:	Access is via Clinton Hwy., a five lane major arterial street and Old Callahan Dr., a major collector street with a 20' pavement width within a 70' right-of-way.		

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Retail	
Surrounding Land Use:		
Proposed Use:	Retail	Density:
Sector Plan:	Northwest City	Sector Plan Designation: C
Growth Policy Plan:	Urban Growth Area	
Neighborhood Context:	This site is located within the commercial node developed around the intersection of Clinton Hwy., and Callahan Dr.	

## 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) & RB (General Residential)	
Requested Zoning:	C-3 (General Commercial)	
Previous Requests:	None noted	
Extension of Zone:	Yes, property to the south is zoned C-3.	
History of Zoning:	None noted	

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

# 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:	Kelley Schlitz					
Staff Recomm. (Abbr.):	APPROVE C-3 (General Commercial) zoning.					
Staff Recomm. (Full):	C-3 zoning is consistent with the former CA & RB county zoning, and is compatible with surrounding commercial zoning and uses at this intersection of Clinton Hwy., and Old Callahan Dr. The sector plan proposes commercial use for this site.					
Comments:	C-3 zoning permits the current uses of the subject properties.					
MPC Action:	Approved		MPC Meeting Date: 2/14/2008			
Details of MPC action:						
Summary of MPC action:	C-3 (General Commercial)					
Date of MPC Approval:	2/14/2008	Date of Denial:	Postponements:			
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:			

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	
Date of Legislative Action:	3/11/2008	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: