

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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File Number: 2-C-08-RZ
Application Filed: 12/28/2007
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

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Withdrawn prior to publication?: Action Appealed?: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: