

# 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-G-09-RZ  
**Application Filed:** 1/7/2009  
**Applicant:** CITY OF KNOXVILLE

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northwest side Callahan Dr., northeast of Barger Pond Way  
**Other Parcel Info.:**  
**Tax ID Number:** 68 022.01 **Jurisdiction:** City  
**Size of Tract:** 2.78 acres  
**Accessibility:** Access is via Callahan Dr., a minor arterial street with 4 lanes and a center median within 100' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Automobile sales lot  
**Surrounding Land Use:**  
**Proposed Use:** Automobile sales lot **Density:**  
**Sector Plan:** North County **Sector Plan Designation:** Light Industrial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with commercial and light manufacturing uses under CB, LI, C-4 and C-6 zoning.

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

**Street:** 1341 Callahan Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** CB (Business and Manufacturing)  
**Requested Zoning:** C-4 (Highway and Arterial Commercial) or C-6 (General Commercial Park)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of C-4 from the east or C-6 from the south or west  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

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

