

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR 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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 3-A-12-SP **Related File Number:** 3-B-12-RZ
Application Filed: 1/23/2012 **Date of Revision:**
Applicant: GRAHAM CORPORATION

PROPERTY INFORMATION

General Location: Southeast side Old Callahan Dr., north of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 67 264,265,26501,266,267 **OTHER:** 067-26701, 26901 **Jurisdiction:** City and County
Size of Tract: 5 acres
Accessibility: Access is via Old Callahan Dr., a major collector street with 20' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential and vacant land
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside&Outside City Limits)
Neighborhood Context: This property is adjacent to a large commercial development to the southeast, zoned PC-1 and PC. The general area has a mix of uses, from residential to commercial, under various City and County zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park), A (Agricultural) and RB (General Residential)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial) and CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone: Yes, extension of C designation from the southeast
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

