

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR 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:** 4-D-14-PA

**Related File Number:** 4-I-14-RZ

**Application Filed:** 2/20/2014

**Date of Revision:**

**Applicant:** RAY HUFFAKER

## PROPERTY INFORMATION

**General Location:** Northwest side Callahan Dr., southwest of I-75

**Other Parcel Info.:**

**Tax ID Number:** 68 003 & 004

**Jurisdiction:** City

**Size of Tract:** 6.09 acres

**Accessibility:** Access is via Callahan Dr., a minor arterial street with 4 lanes and center median within 110' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land and dwellings

**Surrounding Land Use:**

**Proposed Use:** Auto dealership

**Density:**

**Sector Plan:** North County

**Sector Plan Designation:** MU-SD (MU-NC03)

**Growth Policy Plan:** Urban Growth Area (Inside City Limits)

**Neighborhood Context:** This area is developed with office, commercial and distribution uses under C-3, C-4, C-6, CB and CH zoning.

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

**Street:** 513 Callahan Dr

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural) & R-2 (General Residential)

**Former Zoning:**

**Requested Zoning:** C-4 (Highway and Arterial Commercial)

**Previous Requests:** None noted

**Extension of Zone:** No

**History of Zoning:** None noted for this site, but other nearby sites have been rezoned C-4 in recent years.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR (Medium Density Residential) & OS (Open Space)

**Requested Plan Category:** GC (General Commercial)



**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**