

CASE SUMMARY

APPLICATION TYPE: REZONING

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

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400 Main Street
Knoxville, Tennessee 37902
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w w w • k n o x m p c • o r g

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

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:

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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential) & OS (Open Space)
Requested Plan Category: GC (General Commercial)

1. Any area of cut into the slope area along the rear of the property must be revegetated in a manner consistent with the recommendations of the Hillside and Ridgetop Protection Plan.

Summary of Action:

C-4 (Highway & Arterial Commercial) zoning to a depth of 750 feet from the edge of the Callahan Dr. right-of-way, subject to 1 condition.

Date of Approval:

4/10/2014

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Withdrawn prior to publication?: **Action Appealed?:**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: 5/13/2014

Date of Legislative Action, Second Reading: 5/27/2014

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: