

# CASE SUMMARY

## APPLICATION TYPE: 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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400 Main Street  
Knoxville, Tennessee 37902  
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**File Number:** 10-D-01-RZ      **Related File Number:** 10-A-01-SP  
**Application Filed:** 9/12/2001      **Date of Revision:**  
**Applicant:** ACRE BY ACRE SURVEY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side Central Avenue Pike, northeast side I-75  
**Other Parcel Info.:**  
**Tax ID Number:** 68 79      **Jurisdiction:** County  
**Size of Tract:** 1.2 acres  
**Accessibility:** Access is via Central Avenue Pike a minor arterial street with 22' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Fence Company      **Density:**  
**Sector Plan:** North City      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This vacant site is located on a section of Central Avenue Pike that has developed with office retail and residential uses within OB, PC and RA zones. There are several large tracts on the east side of this arterial street that are undeveloped.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CB (Business and Manufacturing)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

