

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT NORTH COUNTY 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

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File Number: 10-D-17-SP

Related File Number:

Application Filed: 8/28/2017

Date of Revision:

Applicant: GARY KOONTZ

### PROPERTY INFORMATION

General Location: West side Central Avenue Pike, north of Callahan Dr.

Other Parcel Info.:

Tax ID Number: 57 078

Jurisdiction: City

Size of Tract: 5.18 acres

Accessibility: Access is via Central Avenue Pike, a minor arterial street with 22' of pavement width within 40' of right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Any use permitted in C-4 zoning district

Density:

Sector Plan: North County

Sector Plan Designation: MDR/O & STPA

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

Neighborhood Context: This section of Central Ave. Pike has a triangular shaped land area bordered by railroad right-of-way to the east, and Knob Creek and I-75 to the west. It is developed with older homes, church, office and commercial uses developed under R-2, RB, A-1, A, C-3, C-4, CA, and CB zones. The commercial uses are predominantly located around the Callahan Drive intersection.

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

Street: 6907 Central Avenue Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential), A-1 (General Agricultural) & F-1 (Floodway)

Former Zoning:

Requested Zoning: C-4 (Highway and Arterial Commercial) & F-1 (Floodway)

Previous Requests: None noted

Extension of Zone: Extension of GC for narrow properties along the interstate but not for properties along Central Avenue Pike

History of Zoning:

### PLAN INFORMATION (where applicable)



Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 1/16/2018

**Date of Legislative Action, Second Reading:** 1/30/2018

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

11-7 Referred back to MPC to consider use on review

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**