

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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File Number: 10-H-05-RZ **Related File Number:**
Application Filed: 8/30/2005 **Date of Revision:**
Applicant: LARRY STINNETT
Owner:

PROPERTY INFORMATION

General Location: Southwest side Central Avenue Pike, northwest of Elyria Dr.
Other Parcel Info.:
Tax ID Number: 68 L C 016,018 **Jurisdiction:** City
Size of Tract: 1 acre
Accessibility: Access is via Central Avenue Pike, a minor arterial street with 22' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Office and commercial uses **Density:**
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within an area of emerging business development that is occurring under C-3, C-4 and C-6 zones.

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

Street: 4605 Central Avenue Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning

Staff Recomm. (Full): C-3 zoning is consistent with surrounding C-3 and C-4 commercial zoning and development. The sector plan and One Year Plan propose LDR, MDR O and GC for this area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
- 2. Commercial development is located to the northwest and southeast of the subject property.
- 3. The location of the property directly adjacent to the interstate right of way and isolated by a minor arterial street makes it more appropriate for commercial development than for residential.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
- 2. The proposal will have no impact on schools. Central Avenue Pike has adequate capacity to handle the additional traffic which may be generated by commercial development of this property.
- 3. The proposal is compatible with surrounding development and will have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The City of Knoxville One Year Plan proposes mixed uses, limited to office, medium density residential and general commercial uses for this site, consistent with this proposal.
- 2. The North City Sector Plan proposes low density residential uses for the site.
- 3. This request continues a commercial/office development trend for this area of Central Avenue Pike, and it is expected to generate similar future requests in this area.

MPC Action: Approved

MPC Meeting Date: 10/13/2005

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial)

Date of MPC Approval: 10/13/2005

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: 11/8/2005

Date of Legislative Action, Second Reading: 11/22/2005

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: