CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:12-K-01-RZApplication Filed:11/14/2001Applicant:PAMELA YOUNGQUISTOwner:PAMELA YOUNGQUIST

PROPERTY INFORMATION

General Location:	West side of Central Av. Pk., north of Callahan Dr.		
Other Parcel Info .:			
Tax ID Number:	57 077	Jurisdiction: County	
Size of Tract:	0.5 acre		
Accessibility:	Access is via Central Avenue Pike, a minor arterial street with 21' of pavement within a 40' right-of-way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION				
Existing Land Use:	Single family dwelling			
Surrounding Land Use:				
Proposed Use:	Any use permitted	Density:		
Sector Plan:	North County	Sector Plan Designation:		
Growth Policy Plan:	Planned Growth Area			
Neighborhood Context:	This section of Central Avenue Pike is developed with older homes and new commercial and office uses that have occurred under CA, CB, RB and A zones.			

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

Street:

6911 Central Avenue Pk.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	OA (Office Park)	
Former Zoning:		
Requested Zoning:	CA (General Business)	
Previous Requests:	Property zoned OA in 2001	
Extension of Zone:	No	
History of Zoning:	Property was zoned OA in July. (6-A-01-RZ)	

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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

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 CA (General Business) zoning			
Staff Recomm. (Full):	CA zoning is consistent with other recent commercial zoning and development approved in this area. The sector plan proposes commercial uses for this section of Central Avenue Pike between I-75 and the railroad right-of-way.			
Comments:	The property was zoned OA in July 2001. The site's small size will make it difficult to develop under CA zoning, considering the parking and other requirements for development. At the same time, however, a large intrusive development will not be possible at this location.			
MPC Action:	Approved		MPC Meeting Date: 12/13/2001	
Details of MPC action:				
Summary of MPC action:	APPROVE CA (General Business)			
Date of MPC Approval:	12/13/2001	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:	

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	County Commission	
Date of Legislative Action:	1/28/2002	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: