

# CASE SUMMARY

**APPLICATION TYPE: GOVERNMENTAL 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:** 12-K-04-RZ                      **Related File Number:**  
**Application Filed:** 11/15/2004              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side Central Avenue Pike, southeast side Dante Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 57 O B 001, 002 057-89, 89.03, OTHER: 89.07, 89.08, 90      **Jurisdiction:** City  
**Size of Tract:** 15.9 acres  
**Accessibility:** Access is via Central Avenue Pike, a minor arterial street with 26' of pavement within a 70' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Businesses and creek  
**Surrounding Land Use:**  
**Proposed Use:** Businesses and creek    **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** These business properties are part of a commercial node that has developed around the I-75/Callahan Rd interchange within CA, CB, PC, C-3, and C-4 zones.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** CA (General Business), PC (Planned Commercial), OB (Office Medical & Related Services), F (Floodway)  
**Requested Zoning:** C-3 (General Commercial), C-6 (General Commercial Park), O-1 (Office Medical and Related Services) and F-1 (Floodway)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** Property was rezoned OB, PC and CA in the 1970's.

## 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 for the former CA property (Parcel 90); APPROVE O-1 for the former OB zoned property (Parcels 1 and 2); APPROVE C-6 and F-1 for the former PC and F zoned property (Parcels 89,8903,8907,8908).

Staff Recomm. (Full): These recommendations are comparable to the former county zones. The sector plan proposes commercial and stream protection for the area.

Comments: These zones are consistent with zoning placed on other annexed property in this area.

MPC Action: Approved

MPC Meeting Date: 12/9/2004

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial) for the former CA property, O-1 (Office, Medical and Related Services) for the former OB property, C-6 (General Commercial Park) for the former PC property and F-1 (Floodway) for the former F property.

Date of MPC Approval: 12/9/2004

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: 1/4/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: