CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

File Number:	12-N-04-RZ
Application Filed:	11/17/2004
Applicant:	CITY OF KNOXVILLE
Owner:	

KNOXVILLE•KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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PROPERTY INFORMATION

General Location:	Southwest side Central Avenue Pk., northeast of I-75 and Callahan Dr.		
Other Parcel Info.:			
Tax ID Number:	57 068,77,78,79,80,81,82 OTHER: PORTION OF CENTR Jurisdiction: City		
Size of Tract:	16.8 acres		
Accessibility:	Access is via Central Ave Pike, a 2 lane minor arterial street with 22' of pavement within a 50' right-of- way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Residences, business	es and vacant land	
Surrounding Land Use:			
Proposed Use:	Residences, businesses and vacant land		Density:
Sector Plan:	North County	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	These properties are part of the commercial and residential area that occurs around the Central Ave./I-75/Callahan Rd interchange within CA, CB, C-4, C-3, RB and A zoning.		

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

No Zone
CB (Business and Manufacturing), CA (General Business), A (Agricultural), RB (General Residential) and F (Floodway)
C-4 (Highway and Arterial Commercial), R-2 (General Residential), A-1 (General Agricultural) and F-1 (Floodway)
Yes
None noted

PLAN INFORMATION (where applicable)

Current 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

Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:		
Date of MPC Approval:	12/9/2004	Date of Denial:	Postponements:
Summary of MPC action:	APPROVE C-3 (General Commercial) for Parcels 77 & 80, C-4 (Highway & Arterial Commercial), R-2 (General Residential), A-1 (General Agricultural), and F-1 (Floodway).		
Details of MPC action:			
MPC Action:	Approved		MPC Meeting Date: 12/9/2004
Comments:	Other annexed properties in this area have also been rezoned to C-3 and C-4.		
Staff Recomm. (Full):	The proposed city zones are the equivalent to the former county zones. The sector plan proposes commercial use and stream protection for this area		
Staff Recomm. (Abbr.):	APPROVE C-3 (Parcels 77, 80 as requested by attached letters), and C-4 for the former CB and CA zoned property, R-2 for the former RB zoned area and A-1 for the former A zoned property.		
Planner In Charge:			

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: