CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 3-K-02-RZ Related File Number:

Application Filed: 1/30/2002 Date of Revision:

Applicant: DICK BALES

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southwest side Central Avenue Pike, southeast of W. Emory Rd.

Other Parcel Info.:

Tax ID Number: 57 10 Jurisdiction: County

Size of Tract: 4.5 acres

Access ibility: Access is via Central Avenue Pike, a minor arterial street with 19' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence.

Surrounding Land Use:

Proposed Use: Any use permitted by CA. Density:

Sector Plan: North County Sector Plan Designation: Commercial and Medium Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is within an older rural residential area that has been experiencing recent commercial

development within CA zones.

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

Street: 7513 Central Avenue Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: None noted.

Extension of Zone: Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 CA (General Business) zoning

Staff Recomm. (Full): CA zoning is consistent with commercial zoning and development to the north and northeast. The

sector plan proposes commercial and medium density residential use for this property.

Comments: The W Emory Rd./Central Avenue Pike/Heiskell Rd. intersection is zoned for commercial development.

Expansion of that commercial node onto this property will maintain a compact commercial area for this use and is appropriate, given the surrounding development pattern. The change is consistent with the

intent of the sector plan.

MPC Action: Approved MPC Meeting Date: 3/14/2002

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 3/14/2002 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: 4/22/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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