

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 3-K-02-RZ                      **Related File Number:**  
**Application Filed:** 1/30/2002              **Date of Revision:**  
**Applicant:** DICK BALES  
**Owner:**

### 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  
**Accessibility:** 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:**

