

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-D-04-PA **Related File Number:** 4-G-04-RZ
Application Filed: 3/1/2004 **Date of Revision:**
Applicant: GARY & JANICE HINES
Owner:

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
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PROPERTY INFORMATION

General Location: Northeast side Central Avenue Pike, southeast of Elyria Dr.
Other Parcel Info.:
Tax ID Number: 69 I A 015 **Jurisdiction:** City
Size of Tract: 1.7 acres
Accessibility: Access is via Central Avenue Pike, a minor arterial street with 50' of right of way and 21' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Heating and air conditioning contractor's office and warehouse **Density:**
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This section of Central Avenue Pike is developed with office, medium density residential and commercial uses on the southwest side of the street, under C-3, O-1 and R-2 zoning. The northeast side of the street is developed with primarily residential uses and one office use under R-2 and O-1 zoning.

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

Street: 4500 Central Avenue Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: GC uses are proposed under the mixed use designation to the southwest across Central Avenue Pike.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

