# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

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

#### 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 Access is via Central Avenue Pike, a minor arterial street with 50' of right of way and 21' of pavement Accessibility: 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 Urban Growth Area (Inside City Limits) **Growth Policy Plan: 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)



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Requested Plan Category: GC (General Commercial)

# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Approved: 0 No. of Lots Proposed:

Variances Requested:

S/D Name Change:

## OTHER INFORMATION (where applicable)

#### Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION							
Planner In Charge:	Michael Brusseau						
Staff Recomm. (Abbr.):	DENY GC (General Commercial) One Year Plan designation.						
Staff Recomm. (Full):	Commercial uses should be limited to the southwest side of Central Avenue Pike in this section to protect the residential uses on the northeast side.						
Comments:							
MPC Action:	Approved		MPC Meeting Date: 4/8/2004				
Details of MPC action:	APPROVE GC (General Commercial) One Year Plan amendment.						
Summary of MPC action:	APPROVE GC (Ger	neral Commercial)					
Date of MPC Approval:	4/8/2004	Date of Denial:	Postponements:				
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:				

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	City Council		
Date of Legislative Action:	5/11/2004 Date of Legislative Action, Second Reading: 5/24/2004		
Ordinance Number:		Other Ordinance Number References:	
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	