# 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)



8 6 5 • 2 1 5 • 2 5 0 0 FAX•215•2068

www•knoxmpc•org

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:         |          |