

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

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File Number: 5-E-02-RZ **Related File Number:**
Application Filed: 4/4/2002 **Date of Revision:**
Applicant: PAUL H. DOBBINS
Owner:

PROPERTY INFORMATION

General Location: Northeast side Central Avenue Pike, northwest of Dante Rd.
Other Parcel Info.:
Tax ID Number: 57 O A 14 OTHER: 57 92.01 **Jurisdiction:** County
Size of Tract: 0.69 acres
Accessibility: Access is via Central Avenue Pike, a minor arterial street with 40' of right of way and 21' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Commercial use **Density:**
Sector Plan: North County **Sector Plan Designation:** Commercial and Stream Protection
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area has been developed with office and commercial uses to the south and west under OB and CA zoning. A church and residential dwellings are developed to the north and east under RB zoning.

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

Street: 6816 Central Avenue Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA zoning is consistent with the scale and intensity of surrounding development and zoning. The North County Sector Plan designates this site for commercial uses.

Comments: This site is appropriate for commercial uses because of its proximity to an interstate interchange and the surrounding commercial uses in the area. The minimal flood fringe area in the northern portion of the site (as shown on location map) may have some limitations for development and filling.

MPC Action: Approved

MPC Meeting Date: 5/9/2002

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 5/9/2002

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: 6/24/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: