

CASE SUMMARY

APPLICATION TYPE: ANNEXATION 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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www.knoxmpc.org

File Number: 5-K-14-RZ
Application Filed: 3/31/2014
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southwest side Central Avenue Pike, northwest of Murray Dr.
Other Parcel Info.:
Tax ID Number: 68 07802 & PT OF 079 OTHER: MAP ON FILE AT MPC **Jurisdiction:** City
Size of Tract: 2.85 acres
Accessibility: Access is via Central Avenue Pike, a minor arterial street with 22' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: North City **Sector Plan Designation:** C & SP
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The properties situated between Central Avenue Pike and I-75 have been primarily developed with commercial uses under CB, PC, C-3, C-4 and C-6 zoning.

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

Street: 6325 Central Avenue Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: CB (Business and Manufacturing)
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-4 from the southwest
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.):

RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full):

C-4 is a comparable City zoning district to the former CB County zoning and permits the existing business on the property. The C-4 zone is compatible with other commercial zoning present in the area. The adjacent property to the southeast is zoned C-4.

Comments:

Other properties in this area have been rezoned to C-3, C-4 or C-6 after annexation into the City Limits of Knoxville.

Action:

Approved

Meeting Date: 5/8/2014

Details of Action:

Summary of Action:

C-4 (Highway and Arterial Commercial) zoning.

Date of Approval:

5/8/2014

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

6/10/2014

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: