# CASE SUMMARY

## APPLICATION TYPE: GOVERNMENTAL REZONING

File Number:	5-N-02-RZ
Application Filed:	4/19/2002
Applicant:	CITY OF KNOXVILLE
Owner:	

KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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#### **PROPERTY INFORMATION**

General Location:	Northeast side of Central Avenue Pike, northeast of Murray Dr.			
Other Parcel Info.:				
Tax ID Number:	68 75,76,78, RAILROAD ROW OTHER: AND ROW OF C Jurisdiction: City			
Size of Tract:	157.6 acres			
Accessibility:	Access is via Central Avenue Pike, a minor arterial street with 50' of right of way and 20' of pavement width.			

**Related File Number:** 

Date of Revision:

#### **GENERAL LAND USE INFORMATION**

Existing Land Use:Railroad right of way, vacant land and a houseSurrounding Land Use:Density:Proposed Use:Railroad right of way, vacant land and a houseDensity:Sector Plan:North CitySector Plan Designation:Low Density Residential, Office, Slope ProtectionGrowth Policy Plan:Urban Growth Area (Inside City Limits)This area has been developed with a mix of office, commercial and residential uses under multiple City and County zoning districts.

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

Street:

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:	No Zone
Former Zoning:	A (Agricultural), CB (Business & Manufacturing), I (Industrial), RA (Low Density Residential), RB (General Residential) and F (Floodway
Requested Zoning:	A-1 (General Agricultural) and F-1 (Floodway)
Previous Requests:	None noted
Extension of Zone:	Yes. Extension of A-1 from the south and north.
History of Zoning:	None noted

## PLAN INFORMATION (where applicable)

#### Current 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	C ACTION AND DISPOSITION	V			
Planner In Charge:	Michael Brusseau					
Staff Recomm. (Abbr.):	APPROVE A-1 (General Agricultural) and F-1 (Floodway) zoning.					
Staff Recomm. (Full):	A-1 and F-1 zoning are the most comparable and appropriate City zoning districts to the previous County zoning, and are compatible with the scale and intensity of the surrounding development and zoning pattern.					
Comments:	The North City Sector Plan designates this site for office and low density residential uses, as well as slope protection. The majority of the subject property was previously zoned Agricultural in the County. A small portion was zoned Floodway in the County. A-1 and F-1 are the most comparable City zones to these County zones.					
	A small portion of the subject property, within the railroad right of way on the northeast border, was zoned either County RA (Low Density Residential), RB (General Residential) or CB (Business & Manufacturing). Since this railroad right of way is not developable, A-1 zoning is appropriate for establishing a more consistent zoning pattern. A small triangular portion of the site along the east side was zoned Industrial in the County. This is a remnant left from a previous rezoning from industrial to residential. The small size of the industrial zoned piece makes it undevelopable. A-1 zoning is recommended for the entire area, except in the floodway, to establish a consistent zoning pattern and because it is the most comparable and appropriate City zoning district available for the property.					
MPC Action:	Approved		MPC Meeting Date: 5/9/2002			
Details of MPC action:						
Summary of MPC action:	APPROVE A-1 (General Agricultural) and F-1 (Floodway)					
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:	City Council					
Date of Legislative Action:	•	Date of Legislative Ac	ction, Second Reading: 6/25/2002			

Date of Legislative Action: 6/11/2002		Date of Legislative Action, Second Reading: 6/25/2002		
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:		