

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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www.knoxmpc.org

File Number: 6-G-04-RZ **Related File Number:**
Application Filed: 5/5/2004 **Date of Revision:**
Applicant: CHARLES CHRISTIANSEN
Owner:

PROPERTY INFORMATION

General Location: Southwest side of Central Avenue Pike, southeast of Copenhaver Dr.
Other Parcel Info.:
Tax ID Number: 69 P B 007 **Jurisdiction:** City
Size of Tract: 1.002 acres
Accessibility: Access is via Central Avenue Pike, a minor arterial street with 22' of pavement width within 50 to 70' of right of way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant house
Surrounding Land Use:
Proposed Use: Office and light warehousing **Density:**
Sector Plan: North City **Sector Plan Designation:** MDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with commercial uses on the southwest side of Central Avenue Pike, under C-3 zoning, with a church and residences on the north side of Central Avenue Pike, under R-2 zoning.

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

Street: 4105 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-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-3 from the north and west.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Date of Legislative Appeal:

Effective Date of Ordinance: