CASE SUMMARY

APPLICATION TYPE: REZONING



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

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www•knoxmpc•org

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 right of way	22' of pavement	width within 50 to 70' of

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant house		
Surrounding Land Use:			
Proposed Use:	Office and light wareho	ousing	Density:
Sector Plan:	North City	Sector Plan Designation:	MDR
Growth Policy Plan:	Urban Growth Area (Ir	side 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:

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	CACTION AND DISPOSITION	V
Planner In Charge:	Michael Brusseau		
Staff Recomm. (Abbr.):	APPROVE C-3 (Ge	eneral Commercial) zoning.	
Staff Recomm. (Full):	C-3 is a logical extended of the comparison of the component and z	ension of zoning from the north and west oning pattern.	and is compatible with the surrounding
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern. 2. Commercial development is located directly to the west of the subject property. 3. The location of the property directly adjacent to the interstate right of way and isolated by a minor arterial street makes it more appropriate for commercial development than for residential. THE EFFECTS OF THE PROPOSAL 1. Public water and sewer utilities are in place to serve the site. 2. The proposal will have no impact on schools. Central Avenue Pike has adequate capacity to handle the additional traffic which may be generated by commercial development of this property. 3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties. 		
	 The City of Know residential and gen The North City S 	THE PROPOSAL TO ADOPTED PLAN kville One Year Plan proposes mixed use eral commercial uses for this site, consis Sector Plan proposes medium density re- build not necessarily generate similar futu	es, limited to office, medium density stent with this proposal. sidential uses for the site.
MPC Action:	Approved		MPC Meeting Date: 6/10/2004
Details of MPC action:			
Summary of MPC action:	APPROVE C-3 (Ge	eneral Commercial)	
Date of MPC Approval:	6/10/2004	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:	7/6/2004	Date of Legislative Action, Second Reading:	7/20/2004
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: