

# 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:** 6-I-01-RZ                      **Related File Number:**  
**Application Filed:** 5/9/2001              **Date of Revision:**  
**Applicant:** PETE JANNEY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side Central Avenue Pike, south of Elyria Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 L C 21                      **Jurisdiction:** City  
**Size of Tract:** 0.58 acres  
**Accessibility:** Access is via Central Avenue Pike, a minor arterial street with 50' of right of way and 22' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted by C-3                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area has been developed with a mix of residential, office and commercial uses.

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

**Street:** 4503 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 to the north and south.  
**History of Zoning:** Some surrounding properties have been recently rezoned to office and commercial zoning.

### 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: MAB

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial).

Staff Recomm. (Full): C-3 zoning is a logical extension of the C-3 directly to the north and south of the property.

Comments: C-3 zoning is appropriate for this site considering it is located between two commercially zoned properties and adjacent to I-75 right of way. The uses permitted by C-3 would be comparable in scale and intensity to the surrounding land uses and zoning.

The North City Sector Plan proposes commercial uses for this property.

MPC Action: Approved

MPC Meeting Date: 6/14/2001

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial)

Date of MPC Approval: 6/14/2001

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: 7/10/2001

Date of Legislative Action, Second Reading: 7/24/2001

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: