

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-07-RZ **Related File Number:**
Application Filed: 5/3/2007 **Date of Revision:**
Applicant: REESE / SNELSON PARTNERSHIP

PROPERTY INFORMATION

General Location: Northeast side Central Avenue Pike, northwest of Dante Rd.
Other Parcel Info.:
Tax ID Number: 57 O A 013 OTHER: PORTION NOT ZONED CA **Jurisdiction:** County
Size of Tract: 2.65 acres
Accessibility: Access is via Central Avenue Pike, a minor arterial street with 23' of pavement width within 70' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office complex **Density:**
Sector Plan: North County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area around the intersection of Dante Rd. and Central Avenue Pike is developed with commercial and office uses under CA, CB, C-3 and C-4 zoning.

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

Street: 6812 Central Avenue Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business & Manufacturing) and RB (General Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes, extension of CA 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.): APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA is a logical extension of zoning from the southwest and is consistent with the sector plan designation for the area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CA is a logical extension of zoning from the southwest.
3. The CA zone allows commercial use of this parcel, consistent with the North County Sector Plan proposal.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are in place to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will depend on the type of commercial use developed, but the site is located on an arterial street near the intersection of another arterial street.
3. The proposal is compatible with the surrounding zoning and land uses, and the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The North County Sector Plan proposes commercial uses for the site, consistent with the proposal.
2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for commercial zoning on some surrounding parcels, consistent with the sector plan proposal for the area.

MPC Action: Approved MPC Meeting Date: 6/14/2007

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 6/14/2007 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 7/23/2007 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: