

# 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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Knoxville, Tennessee 37902  
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**File Number:** 8-I-02-RZ                      **Related File Number:**  
**Application Filed:** 7/8/2002              **Date of Revision:**  
**Applicant:** LEONARD STOUT  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side E. Inskip Dr., northeast side Central Avenue Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 68 L G 2                      **Jurisdiction:** City  
**Size of Tract:** 0.33 acre  
**Accessibility:** Current access is via Central Avenue Pike, a minor arterial street with 60' of right of way and 22' of pavement width. Access may also be gained via E. Inskip Dr., a major collector street with 40' of right of way and 20' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Tire sales  
**Surrounding Land Use:**  
**Proposed Use:** Auto sales                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Properties around this intersection have been developed with commercial uses under C-1, C-3, C-4 and C-6 zoning. Residential uses are located to the east of this intersection, developed under R-2 zoning.

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

**Street:** 4712 Central Avenue Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

