CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-I-02-RZ Related File Number:

Application Filed: 7/8/2002 Date of Revision:

Applicant: LEONARD STOUT

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

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:

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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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern at

this intersection which has high traffic volumes. The City of Knoxville One Year Plan and the North City

Sector Plan propose commercial use for this property.

Comments: Central Avenue Pike is a highly traveled arterial street with nearby access to the interstate to the north.

C-4 is an appropriate zoning district in this area and will have minimal impact on the surrounding properties. Another nearby property, across Central Avenue Pike to the south, is zoned C-4. The applicant is proposing to use the property for auto sales, which is not permitted under the current C-3

zoning.

MPC Action: Approved MPC Meeting Date: 8/8/2002

Details of MPC action:

Summary of MPC action: APPROVE C-4 (Highway & Arterial Commercial)

Date of MPC Approval: 8/8/2002 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: 9/3/2002 Date of Legislative Action, Second Reading: 9/17/2002

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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