CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-R-01-RZ Related File Number:

Application Filed: 7/19/2001 Date of Revision: 8/13/2001

Applicant: BILL W. PETTY

Owner:



Suite 403 • City County Building 4 0 0 Main Street 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: South side Central Avenue Pike, southeast of Copenhaver Dr.

Other Parcel Info.:

Tax ID Number: 69 P B 6 Jurisdiction: City

Size of Tract: 1.26 acres

Access is via Central Avenue Pike, a minor arterial street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Office building with potential commercial space Density:

Sector Plan: North City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This property is part of an older established residential neighborhood developed under R-2 zoning that

was adversely impacted by the interstate construction. The property is now isolated from most of the

established housing by railroad, street or interstate right-of-way.

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

Street:

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

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 02:20 PM Page 1 of 2

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: kp

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

Staff Recomm. (Full): The applicant identified the wrong parcel in the original application and has revised the request to seek

C-3 for parcel 6, the adjacent parcel to the original request. The same individual owns both parcels but does not want his residence (parcel 7) zoned C-3. C-3 zoning is consistent with surrounding zoning and development that includes several C-3 zoned parcels. The One Year Plan was amended last year

to show this site, and surrounding property for Mixed Use (MDR/O/GC) use.

Comments: The request is a logical extension of C-3 from the northwest. This site is not suitable for residential use

because of its location between an interstate highway and a minor arterial street, and the related noise from heavy volumes of traffic. The sector plan designates this property for medium density residential

development consistent with the existing R-2 zoning.

MPC Action: Approved MPC Meeting Date: 9/13/2001

Details of MPC action:

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

Date of MPC Approval: 9/13/2001 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: 10/16/2001 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 02:20 PM Page 2 of 2