

# 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:** 9-A-05-RZ                      **Related File Number:** 10-D-05-PA  
**Application Filed:** 8/3/2005                      **Date of Revision:**  
**Applicant:** PETE NESKAUG  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Central Avenue Pike, southwest of Coster Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 P C 014                      **Jurisdiction:** City  
**Size of Tract:** 3.7 acres  
**Accessibility:** Access is via Central Avenue Pike, a minor arterial street with 28' of pavement width within 80' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Office and residence  
**Surrounding Land Use:**  
**Proposed Use:** New office and warehouses                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of commercial and residential uses, including a church, under R-2, C-1 and C-3 zoning.

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

**Street:** 4100 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:**  
**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-6 (General Commercial Park) zoning. (Applicant requested C-4.)

Staff Recomm. (Full):

C-6 zoning is compatible with surrounding land uses and will require MPC staff review of a site plan prior to development.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-6 zoning of this site for office/warehouse development would be compatible with established office and commercial uses in the area.
3. C-6 zoning requires administrative site plan approval by MPC staff prior to issuance of building permits.
4. The C-6 zone has greater setback and landscaping requirements than the C-4 zone. The applicant has submitted the attached preliminary site plan for the site, which shows compliance with general C-6 requirements.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Central Avenue Pike to the west and Dutch Valley Dr. to the east are both arterial streets, capable of handling the additional traffic that will be generated by this development.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment, C-6 zoning is consistent with the City of Knoxville One Year Plan.
2. The North City Sector Plan proposes commercial uses for the site, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request could lead to future commercial or other rezoning requests for surrounding property in the area, consistent with the mixed use designation on the One Year Plan.

If C-6 is approved for this site, the applicant will be required to submit development plans for administrative review and approval. Building permits may not be issued until MPC staff certifies that the plan is consistent with the approved C-6 plan.

MPC Action:

Approved

MPC Meeting Date: 10/13/2005

Details of MPC action:

Summary of MPC action:

APPROVE C-6 (General Commercial Park)

Date of MPC Approval:

10/13/2005

Date of Denial:

Postponements: 9/8/2005

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

**Date of Legislative Action:** 11/8/2005

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 10/25/2005

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**