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

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

File Number: 9-G-01-RZ   **Related File Number:**

Application Filed: 8/10/2001   **Date of Revision:** 2/15/2002

Applicant: CENTRAL AVENUE PARTNERS

Owner:

PROPERTY INFORMATION

General Location: West side Central Avenue Pike, south of Barberry Dr.

Other Parcel Info.:

Tax ID Number: 68 74   **Jurisdiction:** County

Size of Tract: 4.04 acres

Accessibility: 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: Single family residential dwelling.

Surrounding Land Use:

Proposed Use: Office park.   **Density:**

Sector Plan: North City   **Sector Plan Designation:** Office

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This area has been developed with commercial, office and residential uses.

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

Street: 6527 Central Avenue Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION *(where applicable)*

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: T (Transition)

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 T (Transition) zoning.

Staff Recomm. (Full):   T zoning will provide a good transition area between the commercial development to the south and the residential development to the north.

Comments: The North City Sector Plan proposes office uses for this site. The proposed office park, or other uses allowed by the Transition zoning district, would be compatible with the surrounding land uses and zoning pattern, as well as similar in intensity to office uses. The Transition zoning district requires use on review site plan approval prior to development, so that compatibility with adjacent residential uses can be addressed.

This request was last heard at the September 13, 2001 meeting. At that time, some adjacent property owners expressed concerns about how the applicant intended to develop the property, since the application did not include a proposed use. The applicant agreed to postpone the request to this meeting in order to address this concern. The applicant has now provided a conceptual drawing (see attached), showing the proposed use of the property as an office park. In addition, the application was revised so as to not include the land between the existing subdivision to the north and the interstate, which was an area of concern because of potential flooding problems. Transition zoning allows a variety of uses such as offices, apartments, single and two family dwellings, nurseries and churches. The purposes of the Transition zone are: 1) to allow types of commercial use which are not major traffic generators, and would not open the area to objectionable types of commercial uses, and 2) to have a transition zone that will be compatible with adjacent residential uses. This site's location between the interstate, a residential subdivision and commercial development make it an appropriate site for this zoning designation.

This site is in the process of being annexed by the City of Knoxville. City zones comparable to the Transition zone include O-1 (Office, Medical and Related Services) and O-3 (Office Park).

MPC Action: Approved   **MPC Meeting Date:** 3/14/2002

Details of MPC action:

Summary of MPC action: APPROVE T (Transition)

Date of MPC Approval: 3/14/2002   **Date of Denial:**   **Postponements:**   9/13/01

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 4/22/2002   **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:**