

# 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  
400 Main Street  
Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 10-BB-03-RZ      **Related File Number:** 10-J-03-PA  
**Application Filed:** 9/23/2003      **Date of Revision:**  
**Applicant:** GREGORY S. CAMPBELL  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Grand Ave., southwest side Twenty First St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 O D 007,008      **Jurisdiction:** City  
**Size of Tract:** 2 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Warehouse and wholesale business  
**Surrounding Land Use:**  
**Proposed Use:** Apartment and club house      **Density:** 24-60 du/ac  
**Sector Plan:** Central City      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 2109 Grand Ave.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** O-2 (Civic and Institutional)  
**Former Zoning:**  
**Requested Zoning:** RP-3 (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

