

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
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 10-L-01-RZ **Related File Number:** 10-F-01-PA
Application Filed: 9/11/2001 **Date of Revision:**
Applicant: EAST TENNESSEE CONTINUOUS GUTTERING & KIM WELCH
Owner:

PROPERTY INFORMATION

General Location: North side Dutch Valley Dr., northwest of The Hague
Other Parcel Info.:
Tax ID Number: 69 F B 24 **Jurisdiction:** City
Size of Tract: 0.78 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence/Office
Surrounding Land Use:
Proposed Use: Business **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 1601 Dutch Valley Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: property was zoned O-1 in 1994
Extension of Zone:
History of Zoning:

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:

Staff Recomm. (Abbr.): DENY C-3 (General Commercial) zoning based on the plan amendment denial.

Staff Recomm. (Full): C-3 zoning permits a wide range of uses which would adversely impact nearby residential uses by more noise, lighting, and traffic.

Comments:

MPC Action: Approved

MPC Meeting Date: 2/14/2002

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial) for the rear portion of the parcel (approximately 15,300 sq. ft. as shown on map marked Exhibit A)

Date of MPC Approval: 2/14/2002

Date of Denial:

Postponements: 10/11/01- 1/10/02

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 3/19/2002

Date of Legislative Action, Second Reading: 4/2/2002

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: