

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: 11-I-04-RZ **Related File Number:**
Application Filed: 10/11/2004 **Date of Revision:**
Applicant: BATES FAMILY PARTNERSHIP
Owner:

PROPERTY INFORMATION

General Location: Southeast side E. Raccoon Valley Rd., southwest of I-75
Other Parcel Info.:
Tax ID Number: 26 098 **Jurisdiction:** County
Size of Tract: 2.34 acres
Accessibility: Access is via E. Raccoon Valley Rd., a major arterial street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail and wholesale business **Density:**
Sector Plan: North County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within a commercial area surrounding the I-75/Raccoon Valley Rd. interchange that has developed under CA,CH and Industrial zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CH (Highway Commercial) and A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property around this interchange has been rezoned for commercial and industrial uses in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category:

