

# 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  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 3-A-13-RZ                      **Related File Number:**  
**Application Filed:** 1/11/2013              **Date of Revision:**  
**Applicant:** LESLIE L. GATTO AND WILLIAM C. BALL

### PROPERTY INFORMATION

**General Location:** North side Dutch Valley Dr., west of Plummer Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 J B 043                      **Jurisdiction:** City  
**Size of Tract:** 0.8 acres  
**Accessibility:** Access via Dutch Valley Dr., a minor arterial street with 21' of pavement width within 50-55' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential development                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** MU-SD (MU-NC4)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The north side of Dutch Valley Dr. in this area is developed with residential uses under R-1 and RP-1 zoning. The south side is developed with businesses under various zones.

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

**Street:** 1301 Dutch Valley Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** O-3 (Office Park)  
**Former Zoning:**  
**Requested Zoning:** R-1A (Low Density Residential)  
**Previous Requests:** Property was rezoned from R-1 to O-3 in 2009. (3-A-09-RZ)  
**Extension of Zone:** Not extension of R-1A, but there is residential zoning on three sides  
**History of Zoning:** Property was rezoned O-3 in 2009 (3-A-09-RZ).

### PLAN INFORMATION (where applicable)

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



Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 4/16/2013

**Date of Legislative Action, Second Reading:** 4/30/2013

**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:**