

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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

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www.knoxmpc.org

File Number: 4-C-07-PA **Related File Number:** 4-H-07-RZ
Application Filed: 3/5/2007 **Date of Revision:**
Applicant: PROCTOR PROPERTIES

PROPERTY INFORMATION

General Location: Southwest side Western Ave., northeast side Proctor St.
Other Parcel Info.:
Tax ID Number: 94 J B 013, 016-025, 94JC OTHER: 003-014, 014.01, 014. **Jurisdiction:** City
Size of Tract: 20 acres
Accessibility: Access is via Western Ave., a 5-lane major arterial street, Proctor St., a major collector street with a 22' pavement width within a 70' right-of-way, and New Sentinel Dr. ,a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Business Park **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is located within the Center City Business Neighborhood Redevelopment Project that includes a mix of industrial, commercial and general residential zoning and uses.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: I-3 (General Industrial)
Previous Requests: None noted
Extension of Zone: Yes, from the east and west of the site.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

