

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

**File Number:** 4-V-05-RZ                      **Related File Number:** 4-J-05-PA  
**Application Filed:** 3/28/2005              **Date of Revision:**  
**Applicant:** PULL-A-PART  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side W. Baxter Ave., northeast side I-275  
**Other Parcel Info.:**  
**Tax ID Number:** 81 N M 026                      **Jurisdiction:** City  
**Size of Tract:** 19.4 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Auto salvage yard                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** LI & STPA  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 523 W Baxter Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial)  
**Former Zoning:**  
**Requested Zoning:** I-4 (Heavy Industrial)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

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

