

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: 5-C-02-RZ **Related File Number:**
Application Filed: 4/9/2002 **Date of Revision:**
Applicant: HELEN A. SHARP
Owner:

PROPERTY INFORMATION

General Location: North side Dutch Valley Rd., west side Old Broadway
Other Parcel Info.:
Tax ID Number: 69 D A 15, 15.01,16.01 **Jurisdiction:** City
Size of Tract: 2 acres
Accessibility: Access is via Dutch Valley Rd., a minor arterial street with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building and vacant land
Surrounding Land Use:
Proposed Use: Warehouse/retail and parking lot for Ryder trucks **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This developed site is part of the industrial/commercial development pattern located at the intersection of Dutch Valley Dr. and Old Broadway within C-3, C-6, I-2 and I-3 zoning

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

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

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this property, but adjacent property to the west was zoned C-6 in 2000. (1-U-00-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

