

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-C-26-RZ

Related File Number:

Application Filed: 4/27/2026

Date of Revision:

Applicant: GULF PARK INC

PROPERTY INFORMATION

General Location: North side of Dutchtown Rd, across from the northern terminus of Academy Way, east of Sanders Rd

Other Parcel Info.:

Tax ID Number: 119 H G 004

Jurisdiction: County

Size of Tract: 3.19 acres

Accessibility: Access is via Dutchtown Road, a minor arterial with two lanes and a center turn lane within a right-of-way width that varies from 63-73 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:** up to 4 du/ac

Planning Sector: Northwest County **Plan Designation:** SMR (Suburban Mixed Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is in an area that features single family and multifamily subdivisions north of Dead Horse Lake and I-40. The Christian Academy of Knoxville is across the street to the south, and within 0.30 miles is the Webb School to the west, and Catholic High, Cedar Bluff Elementary, and Cedar Bluff Middle Schools to the east.

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

Street: 0 DUTCHTOWN RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: No, it is not an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.): Withdraw the application per the applicant's request.

Staff Recomm. (Full):

Comments:

Action: Withdrawn

Meeting Date: 7/9/2026

Details of Action:

Summary of Action: Withdraw the application per the applicant's request.

Date of Approval:

Date of Denial:

Postponements: 6/11/2026

Date of Withdrawal: 7/9/2026

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 7/20/2026

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: