

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

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www.knoxmpc.org

File Number: 6-D-04-RZ **Related File Number:**
Application Filed: 4/27/2004 **Date of Revision:**
Applicant: SANDRA GREEN
Owner:

PROPERTY INFORMATION

General Location: Northeast side Gore Rd., southwest side Opal Ave.
Other Parcel Info.:
Tax ID Number: 121 B D 038 **Jurisdiction:** City
Size of Tract: 0.689 acre
Accessibility: Access is via Opal Ave., a local street with 12' of pavement width within 40' of right of way, or via Gore Rd., a local street with 21' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Warehouse / industrial **Density:**
Sector Plan: West City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with residential uses and a church under R-2 zoning. Three properties in this block are zoned C-6, but do not appear to be used for commercial purposes. To the north of the railroad tracks, toward Kingston Pike, commercial uses are developed under C-3 zoning.

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

Street: 204 Gore Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-6 zoning from the northeast.
History of Zoning: None noted for this property.

PLAN INFORMATION (where applicable)

Current Plan Category:

Date of Legislative Appeal:

Effective Date of Ordinance: