

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-B-03-PA **Related File Number:** 7-B-03-RZ
Application Filed: 6/10/2003 **Date of Revision:**
Applicant: CHESTER COCHRAN
Owner:

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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FAX • 215 • 2068
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PROPERTY INFORMATION

General Location: North side Dutch Valley Dr., east of Bruhin Rd
Other Parcel Info.:
Tax ID Number: 69 J A 11,12,13 OTHER: MAP ON FILE **Jurisdiction:** City
Size of Tract: 4.95 acres
Accessibility: Access is via Dutch Valley Dr., a minor arterial street with 22' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Office and retail uses **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is within an area of mixed land uses, including commercial businesses, apartments, single family housing and a city park, within C-4, C-1, O-1, R-2 and R-1 zones.

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

Street: 505 Dutch Valley Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial) & R-2 (General Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial) & O-1 (Office, Medical, and Related Services)
Previous Requests: Part of site was zoned C-2 in 1990's
Extension of Zone: Yes for GC, no for Office
History of Zoning: Part of site was zoned C-1 in 2001. (4-S-00-SC)

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial) & MDR (Medium Density Residential)
Requested Plan Category: GC (General Commercial) & O (Office)

Date of Legislative Appeal:

Effective Date of Ordinance: