

# 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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**File Number:** 8-A-02-RZ                      **Related File Number:**  
**Application Filed:** 7/10/2002              **Date of Revision:**  
**Applicant:** WAYNE THOMAS DOTSON  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Dutch Valley Dr., west of Old Broadway  
**Other Parcel Info.:**  
**Tax ID Number:** 69 D A 19.01                      **Jurisdiction:** City  
**Size of Tract:** 1.28 acres  
**Accessibility:** Access is via Dutch Valley Rd., a minor arterial street with 20' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Used car sales lot  
**Surrounding Land Use:**  
**Proposed Use:** Used car and truck sales and rentals                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This auto lot is part of a mixed use area (light industrial and commercial businesses) that has developed along the east end of Dutch Valley Rd. within I-2, I-3, C-3 and C-6 zones.

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

**Street:** 2125 Dutch Valley Dr.  
**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:** No  
**History of Zoning:** None noted for this site, but other property in the area has recently been zoned C-6.

### PLAN INFORMATION (where applicable)

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

