CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-A-02-RZ Related File Number:

Application Filed: 7/10/2002 **Date of Revision:**

Applicant: WAYNE THOMAS DOTSON

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

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:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 zoning for an auto and truck sales and rental business at this location is consistent with nearby

commercial and light industrial zoning and uses that include auto sales, boat sales and service, and a window manufacturing and sales business. The sector plan proposes light industrial use for this site.

Comments: The C-6 zoning will allow the auto sales business on this site to be expanded to include truck sales and

rentals. This zone change and business addition will not be detrimental to the established light industrial

character of the area. The existing auto sales lot access to Dutch Valley Dr. has adequate sight

distance that can safely accommodate this proposed business expansion.

MPC Action: Approved MPC Meeting Date: 8/8/2002

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park)

Date of MPC Approval: 8/8/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 9/3/2002 Date of Legislative Action, Second Reading: 9/17/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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