

# 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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Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 1-A-07-RZ                      **Related File Number:**  
**Application Filed:** 11/13/2006              **Date of Revision:**  
**Applicant:** OSCAR STILES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Andrew Johnson Hwy., north of Pleasant Hill Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 62 099 OTHER: PORTION ZONED A                      **Jurisdiction:** County  
**Size of Tract:** 1.7 acre  
**Accessibility:** Access is via Andrew Johnson Hwy., a four lane, median divided, major arterial street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted in the CA zone                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** MDR and LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This residential site is part of the CA zoned corridor that extends along both sides of Andrew Johnson Hwy. through this area.

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

**Street:** 309 Andrew Johnson Hwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** Most of this property has been zoned CA for years.

### PLAN INFORMATION (where applicable)

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



**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**