

# CASE SUMMARY

**APPLICATION TYPE: GOVERNMENTAL 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 1-C-04-RZ                      **Related File Number:**  
**Application Filed:** 12/2/2003              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North side Asheville Hwy., south side N. Ruggles Ferry Pike, southwest of Boundary Ln.  
**Other Parcel Info.:** (18-8-03.AX)  
**Tax ID Number:** 61 N B 6,6.01,8,9,13,14,15 72BA1    **OTHER:** 5,6,11,13,14,1    **Jurisdiction:** City  
**Size of Tract:** 30.95 acres  
**Accessibility:** Access is via Asheville Hwy, a four lane major arterial street within 100' of right of way, or via N. Ruggles Ferry Pike, a two lane major collector street within 40' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Businesses and dwellings  
**Surrounding Land Use:**  
**Proposed Use:** Businesses and dwellings                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** Mixed Use  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area has been developed with businesses, dwellings and a few churches, under A, RA, CA and OB zoning.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** CA (General Business), RA (Low Density Residential), A (Agricultural) and OB (Office, Medical, and Related Services)  
**Requested Zoning:** C-3 (General Commercial), C-4 (Highway and Arterial Commercial), R-1 (Single Family Residential) and O-1 (Office, Medical & Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

