

# 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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 11-AA-02-RZ                      **Related File Number:**  
**Application Filed:** 10/22/2002              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North side W. Governor John Sevier Hwy., east side Alcoa Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 135 14 OTHER: 147-27,27.01,28, 32, 33, 36, (PARCEL 3    **Jurisdiction:** City  
**Size of Tract:** 109.6 acres  
**Accessibility:** Access is via Gov. John Sevier Hwy., a major arterial street with 45' of pavement within a 150' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Same as existing    **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is within an area of rural residential and office uses zoned PR, A-1, OS-1, E and OB.

## 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:** OB (Office, Medical, and Related Services), PR (Planned Residential), A (Agricultural) and E (Estate)  
**Requested Zoning:** O-1 (Office, Medical, and Related Services) and RP-1 (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** Part of property was zoned PR in 1980's.

## PLAN INFORMATION (where applicable)

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

