

# 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

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

**File Number:** 11-I-03-RZ                      **Related File Number:**  
**Application Filed:** 10/9/2003              **Date of Revision:**  
**Applicant:** MARA L. HARVEY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Valley View Dr., southwest of Washington Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 59 K A 008                      **Jurisdiction:** City  
**Size of Tract:** 0.8 acre  
**Accessibility:** Access is via Valley View Dr., a minor collector street with 50' of right of way and 19' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family dwelling  
**Surrounding Land Use:**  
**Proposed Use:** CPA / Professional Office                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The area near the intersection of Valley View Dr. and Washington Pike has been developed with medical offices, under O-1 zoning. Residential uses are located to the west along Valley View Dr., under R-1 zoning. Commercial development is located to the east across Washington Pike, under C-1 and C-6 zoning.

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

**Street:** 4419 Valley View Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:**  
**Extension of Zone:** Yes, extension of O-1 from the south and east.  
**History of Zoning:** MPC approved a One Year Plan Amendment for this property on Oct. 9, 2003 (10-A-03-PA). This request will be heard by City Council in November.

### PLAN INFORMATION (where applicable)



**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**