

# 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-J-02-RZ                      **Related File Number:**  
**Application Filed:** 10/15/2002              **Date of Revision:**  
**Applicant:** K. KARL SPALVINS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Tipton Station Rd., northeast of Broken Creek Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 148 105,105.01                      **Jurisdiction:** County  
**Size of Tract:** 9.22 acres  
**Accessibility:** Access is via Tipton Station Rd., a major collector street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Single family subdivision                      **Density:** 1 to 3 du/ac  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is an area of rural and low density residential development that has occurred along Tipton Station Rd. within A, RB, and PR zones

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

**Street:** 2317 Tipton Station Rd. Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other property in the area has been zoned PR at low densities.

### PLAN INFORMATION (where applicable)

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



**Date of Legislative Appeal:**

**Effective Date of Ordinance:**