

# 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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 11-M-05-RZ                      **Related File Number:**  
**Application Filed:** 10/12/2005              **Date of Revision:** 10/17/2005  
**Applicant:** VICTOR JERNIGAN  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side W. Governor John Sevier Hwy., northwest side Tipton Station Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 137 031,025, 02305    **OTHER: & PARTS OF 02303, & 023**    **Jurisdiction:** County  
**Size of Tract:** 15 acres  
**Accessibility:** Access is via W. Governor John Sevier Hwy., a two lane , major arterial with 45' of pavement within a 100' right-of-way, and Winkle Ln., a local street with 16' to 17' pavement widths.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Condominiums    **Density:** 1 to 5 du/ac  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is surrounded by rural residential and office uses that have developed under A and OA zones. However, property to the northwest across Governor John Sevier Hwy. is zoned PR and developed with townhouses.

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

**Street:** 1227 Tipton Station 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:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**



**Date of Legislative Appeal:**

**Effective Date of Ordinance:**