

# 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

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**File Number:** 11-N-07-RZ                      **Related File Number:**  
**Application Filed:** 10/12/2007              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE

## PROPERTY INFORMATION

**General Location:** Northeast and southwest side Washington Pike, north and south side McCampbell Rd.,  
**Other Parcel Info.:** and portions of Washington Pike and McCampbell Rd. ROW  
**Tax ID Number:** 49 L A 013,017,018,019,020    **OTHER:** 049 085,085.01,092    **Jurisdiction:** City  
**Size of Tract:** 66.5 acres  
**Accessibility:** Access is via Washington Pike, a two and three lane, minor arterial street, and McCampbell Rd. , a two lane local street with 17' to 18' pavement width within 40' and 50' ROW.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Mixed use- residential, office and commercial                      **Density:** Up to 5 du/ac.  
**Sector Plan:** North City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with residential and related uses under PR, A, RA, CA, OB and I zones.

## 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:** PR (Planned Residential), SC (Shopping Center), OA (Office Park), RA (Low Density Residential), CN (Neighborhood Commercial), CA (k) (General Business) and A (Agricultural)  
**Requested Zoning:** RP-1 (Planned Residential), SC-1 (Neighborhood Shopping Center), O-3 (Office Park), C-4(k) (Highway and Arterial Commercial), R-1 (Low Density Residential) and A-1 (General Agricultural)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** Property was rezoned to SC, OA, PR and CA(k) in past several years

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

