

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

## PROPERTY INFORMATION

**General Location:** South side W. Governor John Sevier Hwy., southeast side Alcoa Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 147 30, 31, 34                      **Jurisdiction:** City  
**Size of Tract:** 41.8 acres  
**Accessibility:** Access is via Gov. John Sevier Hwy., a major arterial street with 45' of pavement within a 150' right-of-way, and Toppide Rd., a minor collector street with 20' of pavement within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** 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 uses zoned PR,RAE, A, OS-1, E and RP-1.

## 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), RAE (Single Family Residential Exclusive) A (Agricultural) and E (Estates)  
**Requested Zoning:** 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:**

