

# 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

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

**File Number:** 11-Z-02-RZ                      **Related File Number:**  
**Application Filed:** 10/22/2002              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North side W. Governor John Sevier Hwy., east of Alcoa Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 147 41.01,41.06-41.10,41.12    **OTHER:** GOV. JOHN SEVI    **Jurisdiction:** City  
**Size of Tract:** 61.9 acres  
**Accessibility:** Access is via Gov. John Sevier Hwy., a major arterial street with 45' of pavement within a 150' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Medical facilities and 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 commercial, office, institutional and residential uses developed under OB, CA and RA 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:** OB (Office, Medical, and Related Services) and PR (Planned Residential)  
**Requested Zoning:** O-1 (Office, Medical, and Related Services) and RP-1 (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned PR and OB in the early 1990's.

## PLAN INFORMATION (where applicable)

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

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE O-1 (Office, Medical and Related Services) and RP-1 (Planned Residential) zoning at a density of up to 12 dwellings per acre

Staff Recomm. (Full):

O-1 and RP-1 are comparable zones to the former County zones of OB and PR. The sector plan proposes medium density residential use for this site.

Comments:

Much of the portion of the site formerly zoned OB has been developed with medical facilities. The former PR zoned area has not yet developed.

MPC Action:

Approved

MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action:

APPROVE O-1 (Office, Medical and Related Services) and RP-1 (Planned Residential) at a density of 1 to 12 dwelling units per acre

Date of MPC Approval:

11/14/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

City Council

Date of Legislative Action:

12/10/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: