

# 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:** 12-Y-00-RZ                      **Related File Number:**  
**Application Filed:** 11/21/2000              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** West side of I-140, south of Westland Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 144 032                      **Jurisdiction:** City  
**Size of Tract:** 5.44 acres  
**Accessibility:** The property does not have direct frontage on any public street.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Same                              **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (inside City limits)  
**Neighborhood Context:** This area southwest of the I-140/Westland Dr. interchange is developed with apartments, offices and a convenience store.

## 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:** A (Agricultural)  
**Requested Zoning:** A-1 (General Agricultural)  
**Previous Requests:** None noted.  
**Extension of Zone:** No  
**History of Zoning:** None noted

## 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE A-1 (General Agricultural) zoning.

Staff Recomm. (Full): A-1 is the most comparable City zone to the previous County zone and is consistent with the surrounding land use and zoning pattern.

Comments: The Southwest County Sector Plan proposes low density residential uses and slope protection for this site, consistent with this proposal.

A lawsuit was filed prior to the original application date, contesting the annexation of this property, and it is still pending (see attached letter from the City of Knoxville Law Department). The lawsuit was filed by a private party, not by the owner of this subject property. The City Law Department, the applicant, MPC staff and MPC's attorney are now in agreement that this rezoning should proceed in order to assign a City zoning district to this property, which is within the City Limits of Knoxville. MPC postponed this request numerous times between December 2000 and January 2002. On January 10, 2002, MPC tabled the request, where it remained until untabled on June 8, 2006.

MPC Action: Approved MPC Meeting Date: 10/12/2006

Details of MPC action:

Summary of MPC action: APPROVE A-1 (General Agricultural) zoning.

Date of MPC Approval: 10/12/2006 Date of Denial: Postponements: 12/14/00,12/01, 8/10/06

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/7/2006 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: