

# 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:** 4-M-02-RZ                      **Related File Number:**  
**Application Filed:** 3/13/2002              **Date of Revision:**  
**Applicant:** METROPOLITAN PLANNING COMMISSION FOR KNOX COUNTY BOARD OF CO  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side Tipton Station Rd., southwest of Goddard Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 148 049                      **Jurisdiction:** County  
**Size of Tract:** 154 acres  
**Accessibility:** Access is via Tipton Station Rd., a minor collector street with 20' of pavement within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant storage buildings and open space  
**Surrounding Land Use:**  
**Proposed Use:** Same as existing                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area & Rural  
**Neighborhood Context:** This site is in a rural residential area, where single-family development is scattered along existing county roads within RA and A zoning. Stock Creek crosses the property from east to west, separating the northern two-thirds from the southern one-third of the site.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I (Industrial) and F (Floodway)  
**Former Zoning:**  
**Requested Zoning:** A (Agricultural) and F (Floodway)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned Industrial in 1980. (7-C-79-RZ)

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

