

# 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:** 5-X-03-RZ                      **Related File Number:**  
**Application Filed:** 4/23/2003              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southwest side Ellistown Rd., north side Rutledge Pike, and portion of Rutledge Pike right-of-way west to Cement Plant Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 51 92 OTHER: AND RIGHT OF WAY                      **Jurisdiction:** City  
**Size of Tract:** 114.8 acres  
**Accessibility:** Access to parcel is via Ellistown Rd., a major collector street with 40-110' of right of way and 22-33' of pavement width, or via Rutledge Pike, a major arterial street with 4 lanes and center median within 220' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** KUB substation and Rutledge Pike right of way  
**Surrounding Land Use:**  
**Proposed Use:** KUB substation and Rutledge Pike right of way                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** Stream Protection, Commercial, Agricultural/Rural  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This section of Rutledge Pike is developed with a mix of uses, under various zoning districts.

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

**Street:** 1909 Ellistown Rd  
**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 zoning on parcel 92. A-1 is also an appropriate zone for the right of way of Rutledge Pike.

Comments: The entire subject site is located within the Urban Growth Area of the City of Knoxville, as designated by the Knoxville / Knox County Growth Policy Plan. The subject parcel is proposed for agricultural and rural residential uses by the Northeast County Sector Plan.

MPC Action: Approved MPC Meeting Date: 5/8/2003

Details of MPC action:

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

Date of MPC Approval: 5/8/2003 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: 6/10/2003 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: