

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**SOUTH COUNTY SECTOR PLAN AMENDMENT**

**File Number:** 11-B-06-SP                      **Related File Number:** 11-G-06-RZ  
**Application Filed:** 10/9/2006                      **Date of Revision:**  
**Applicant:** LARRY E. HOLT CONSTRUCTION  
**Owner:**

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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## PROPERTY INFORMATION

**General Location:** Southeast side Kimberling Heights Rd., southeast of Nichols Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 125 067.01, 067.03                      **Jurisdiction:** County  
**Size of Tract:** 3.22 acres  
**Accessibility:** Access is via Kimberlin Heights Rd., a major collector street with 20' of pavement width within 50' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential development                      **Density:** 3 du/ac  
**Sector Plan:** South County                      **Sector Plan Designation:** Ag/RR  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is developed with residential uses under A zoning. There are a few spot CA zones in the area which do not appear to be developed with any intense commercial uses.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business) and A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** A/RR (Agricultural/Rural Residential)  
**Requested Plan Category:** LDR (Low Density Residential)

