

# CASE SUMMARY

## APPLICATION TYPE: 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:** 3-C-06-RZ                      **Related File Number:**  
**Application Filed:** 1/20/2006              **Date of Revision:**  
**Applicant:** DAVID BEASLEY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Hidden Brook Ln., southwest side Bell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 20 O A 020 OTHER: (PORTION ZONED INDUSTRIAL)              **Jurisdiction:** County  
**Size of Tract:** 5 acres  
**Accessibility:** Access is via Bell Rd., a major collector street with 19' of pavement width within 40' of right of way, or Hidden Brook Ln., a local street with 26' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential construction    **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is developed with rural to low density residential dwellings. Surrounding zoning includes Industrial, Agricultural, PR and RA. A new single family residential subdivision is under construction to the east of this site under PR zoning.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** I (Industrial)  
**Former Zoning:**  
**Requested Zoning:** A (Agricultural)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of A zoning from the northwest.  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**



**Date of Legislative Action:** 4/17/2006

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**