

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 4-G-05-RZ                      **Related File Number:** 4-B-05-SP  
**Application Filed:** 3/14/2005              **Date of Revision:**  
**Applicant:** LEXINGTON SIMMONS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Babelay Rd., northeast side Harris Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 50 171, 174 & 178                      **Jurisdiction:** County  
**Size of Tract:** 106.5 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land and residence  
**Surrounding Land Use:**  
**Proposed Use:** Single family residential                      **Density:** 3 du/ac  
**Sector Plan:** Northeast County              **Sector Plan Designation:** Agricultural / Rural Residential  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### 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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 3 dwellings per acre based on the sector plan recommendation

Staff Recomm. (Full): Low density residential use of this site is compatible with surrounding residential uses and the infrastructure available to serve this site.

Comments:

MPC Action: Approved MPC Meeting Date: 4/14/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 4/14/2005 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 5/23/2005 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied Disposition of Case, Second Reading:

If "Other": Based on denial of sector plan If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: