

# 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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400 Main Street  
Knoxville, Tennessee 37902  
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**File Number:** 6-O-01-RZ                      **Related File Number:** 8-B-01-SP  
**Application Filed:** 5/15/2001              **Date of Revision:**  
**Applicant:** LEXINGTON-SIMMONS, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Gilbert Dr., south of Live Oak Cir.  
**Other Parcel Info.:** Map on file  
**Tax ID Number:** 131 7,150,151    **OTHER:** CB ZONE ON 7, 150 & 151 SOU    **Jurisdiction:** County  
**Size of Tract:** 46 acres  
**Accessibility:** Access is via Gilbert Dr., a local street with 20' of pavement within a 40' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and farm  
**Surrounding Land Use:**  
**Proposed Use:** Office warehouse and residential development                      **Density:** 1 to 5 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This vacant land lies between established RA zoned single family housing and light industrial and commercial uses developed within CB zoning.

### 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) & CB (Business and Manufacturing)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes for CB, No for PR  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

