

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT SOUTH COUNTY SECTOR PLAN AMENDMENT

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:** 7-A-14-SP                      **Related File Number:** 7-A-14-RZ  
**Application Filed:** 5/23/2014              **Date of Revision:**  
**Applicant:** JMB INVESTMENT CO. LLC

### PROPERTY INFORMATION

**General Location:** South side Kimberlin Heights Rd., southeast of Boling Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 126 15301                      **Jurisdiction:** County  
**Size of Tract:** 1.19 acres  
**Accessibility:** Access is via Kimberlin Heights Rd., a minor arterial street with 20' of pavement width within 50-65' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** General retail                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** Ag  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is predominantly developed with agricultural and rural residential uses under A zoning. However, there is a small commercial node established adjacent to the subject property to the west, zoned CA. To the northwest, on the opposite side of Kimberlin Heights Rd., there is a fire station for Seymour Volunteer Fire Department, zoned A.

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

**Street:** 2200 Kimberlin Heights Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

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

### PLAN INFORMATION (where applicable)



**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**