

# 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:** 9-G-07-RZ                      **Related File Number:**  
**Application Filed:** 8/6/2007              **Date of Revision:**  
**Applicant:** J.K. RYMER HOMES

### PROPERTY INFORMATION

**General Location:** Southwest side Belt Rd., southeast side Smallwood Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 135 B B PART OF 033    **OTHER:** MAP ON FILE AT MPC    **Jurisdiction:** County  
**Size of Tract:** 0.7 acres  
**Accessibility:** Access is via Smallwood Rd., a local street with 13' to 15' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential    **Density:** 3 du/ac  
**Sector Plan:** South County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This site is part of a residential neighborhood that has developed under RA, RAE, RB and PR zones.

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

**Street:** 2505 Belt Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** Adjacent property was rezoned to PR at 3 du/ac. in April 2007. (4-O-07-RZ)

### PLAN INFORMATION (where applicable)

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



**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 10/22/2007

**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:**