

# 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  
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F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 10-G-01-RZ                      **Related File Number:**  
**Application Filed:** 9/10/2001              **Date of Revision:**  
**Applicant:** EAGLE BEND REALTY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side of Ball Rd., west of Johnson Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 183.01 OTHER: PORTION NORTHEAST OF PARCEL    **Jurisdiction:** County  
**Size of Tract:** 12.4 acres  
**Accessibility:** Access is via Ball Rd., major collector street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached single family subdivision                      **Density:** 1-3 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is part of a Agriculturally zoned, sparsely developed residential area along Ball Rd that is experiencing higher density residential subdivision development within PR 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)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

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

