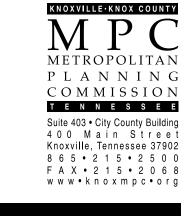
CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

Related File Number:

Date of Revision:

12-SA-02-C



		865•215
Owner:		FAX•215 www•knoxm
PROPERTY INFORI	ΜΑΤΙΟΝ	
General Location:	West end of Canter Ln., northwest of Tate Trotter Rd.	
Other Parcel Info.:		
Tax ID Number:	47 44.01	Jurisdiction: County
Size of Tract:	9.68 acres	
Accessibility:		
GENERAL LAND US	SE INFORMATION	
Existing Land Use:		
Surrounding Land Use:		
Proposed Use:	Detached Single-family Subdivision	Density: 2.99 du/ac
Sector Plan:	North County Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area	
Neighborhood Context:		
ADDRESS/RIGHT-C	F-WAY INFORMATION (where applicable)	
Street:	Canter Ln	
Location:		
Proposed Street Name:		
Department-Utility Repo	ort:	
Reason:		
ZONING INFORMAT	ΓΙΟΝ (where applicable)	
Current Zoning:	PR (Planned Residential)	
Former Zoning:		
Requested Zoning:		
Previous Requests:		
Extension of Zone:		
History of Zoning:		
PLAN INFORMATIO	N (where applicable)	

Current Plan Category:

Requested Plan Category:

File Number:

Applicant:

Application Filed:

12-B-02-UR

EAGLE BEND PROPERTIES

11/12/2002

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:	Tom Brechko		
Staff Recomm. (Abbr.):	APPROVE the plan for up to 29 detached single-family dwellings on individual lots, subject to 2 conditions		
Staff Recomm. (Full):	 Meeting all applicable requirements of the approved concept subdivision plan. Meeting all applicable requirements of the Knox County Zoning Ordinance. 		
	With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PR zone and the criteria for approval of a Use-on-Review.	ł	
Comments:	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE		
	 The proposed expansion of this subdivision will have minimal impact on local services since all utilities are in place to serve this site. With the adoption of the protective covenants that are in place for Units 1 and 2 of Trotter's Gate Subdivision, this expansion of the subdivision should have minimal impact on the surrounding proper 	ty.	
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE		
	1. The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zoning District and all other requirements of the Zoning Ordinance.		
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS		
	 The North County Sector Plan identifies this property as low density residential with a maximum density of 5 DU/AC. The PR zoning approved for this site allows a density up to 3 DU/AC. At a proposed density of 2.99 DU/AC, the proposed subdivision is consistent with the Sector Plan and approved zoning density. 		
MPC Action:	Approved MPC Meeting Date: 12/12/2002		
Details of MPC action:	 Meeting all applicable requirements of the approved concept subdivision plan. Meeting all applicable requirements of the Knox County Zoning Ordinance. 		
	With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PR zone and the criteria for approval of a Use-on-Review.		
Summary of MPC action:	APPROVE the plan for up to 29 detached single-family dwellings on individual lots, subject to 2 conditions		
Date of MPC Approval:	12/12/2002Date of Denial:Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION

Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:

Legislative Body:

Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: