

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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:** 12-B-02-UR                      **Related File Number:** 12-SA-02-C  
**Application Filed:** 11/12/2002              **Date of Revision:**  
**Applicant:** EAGLE BEND PROPERTIES  
**Owner:**

## **PROPERTY INFORMATION**

**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 USE 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-OF-WAY INFORMATION (where applicable)**

**Street:** Canter Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## **PLAN INFORMATION (where applicable)**

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

**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):** 1. Meeting all applicable requirements of the approved concept subdivision plan.  
2. 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.

**Comments:** EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed expansion of this subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. 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 property.

**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**

1. 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:** 1. Meeting all applicable requirements of the approved concept subdivision plan.  
2. 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:** 12/12/2002**Date of Denial:****Postponements:****Date of Withdrawal:**Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION****Legislative Body:****Date of Legislative Action:****Date of Legislative Action, Second Reading:****Ordinance Number:****Other Ordinance Number References:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**