

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

### CONCEPT PLAN

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

**File Number:** 12-SD-04-C                      **Related File Number:** 12-I-04-UR  
**Application Filed:** 11/15/2004              **Date of Revision:**  
**Applicant:** H. D. DEVELOPMENT, LLC  
**Owner:** EAGLE BEND REALTY

### PROPERTY INFORMATION

**General Location:** North of Fox Lonas Rd. at Park Village Rd., east of Cedar Bluff Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 1.05                      **Jurisdiction:** County  
**Size of Tract:** 8.53 acres  
**Accessibility:** Access is via a permanent easement from Fox Lonas Rd., a minor collector street with three lanes of traffic in this area.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Apartment complex / PR (Planned Residential)  
South: Racquet club and Catholic High School / A (Agricultural) & RP-1 (Planned Residential)  
East: Residences / RA (Low Density Residential)  
West: Apartment complex / PR (Planned Residential)  
**Proposed Use:** Attached single-family subdivision                      **Density:** 3.99 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:**  
**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: Racquet Club Villas  
Surveyor: Sullivan  
No. of Lots Proposed: 34      No. of Lots Approved: 34  
Variances Requested: NA  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko  
Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant.  
Staff Recomm. (Full):  
Comments: A development plan for up to 34 attached residential condominium units was approved by the Planning Commission for this site as a use on review (3-K-02-UR) on March 14, 2002. The applicant has now submitted a concept plan for the subdivision of the property creating a single-family attached subdivision.  
MPC Action: Denied (Withdrawn)      MPC Meeting Date: 2/10/2005  
Details of MPC action:  
Summary of MPC action:  
Date of MPC Approval:      Date of Denial:      Postponements: 12/9/2004-1/13/2005  
Date of Withdrawal: 2/10/2005      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:      Disposition of Case, Second Reading:  
If "Other":      If "Other":  
Amendments:      Amendments:  
Date of Legislative Appeal:      Effective Date of Ordinance: