

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 3-B-03-SP **Related File Number:** 3-L-03-RZ
Application Filed: 2/12/2003 **Date of Revision:**
Applicant: EAGLE BEND REALTY, LLC
Owner:

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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www.knoxmpc.org

PROPERTY INFORMATION

General Location: South side of Yarnell Rd, west of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 117 097 **Jurisdiction:** County
Size of Tract: 9.3 acres
Accessibility: Access is via Yarnell Rd., a major collector street with 19' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Single-family detached subdivision **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Agricultural/Rural Residential
Growth Policy Plan: Rural Area
Neighborhood Context: This area has been developed with residential uses under the Agricultural zoning. The site is located on the west boundary of the Technology Corridor.

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

Street: 11020 Yarnell Rd
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: Adjoining parcel rezoned
Extension of Zone: Yes
History of Zoning: Adjoining 20 acres to the east approved for LDR and PR @ 1-4du/ac in Dec. 2002.

PLAN INFORMATION (where applicable)

Current Plan Category: Agricultural/Rural Residential
Requested Plan Category: LDR (Low Density Residential)

