CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number:3-B-03-SPRelated File Number:3-L-03-RZApplication Filed:2/12/2003Date of Revision:Applicant:EAGLE BEND REALTY, LLCOwner:Value of Control of C

METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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KNOXVILLE·KNOX COUNTY

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/a		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)

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:	Bonnie Curtiss			
Staff Recomm. (Abbr.):	APPROVE LDR (Low Density Residential) sector plan designation			
Staff Recomm. (Full):	Extending the low density residential designation to include this property will not be out of character with the residential development surrounding this site, and is consistent with the policies of the Growth Policy Plan for extension of low density residential development into the rural area.			
Comments:				
MPC Action:	Approved		MPC Meeting Date: 3/13/2003	
Details of MPC action:				
Summary of MPC action:	APPROVE LDR (Lo	w Density Residential)		
Date of MPC Approval:	3/13/2003	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:	

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	County Commission	
Date of Legislative Action:	4/28/2003	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: