

CASE SUMMARY

APPLICATION TYPE: REZONING

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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www.knoxmpc.org

File Number: 3-N-04-RZ **Related File Number:**
Application Filed: 2/9/2004 **Date of Revision:**
Applicant: EAGLE BEND REALTY
Owner:

PROPERTY INFORMATION

General Location: Northwest side Hill Rd., north of Cabbage Rd.
Other Parcel Info.:
Tax ID Number: 28 128.01 AND PART OF 118 **Jurisdiction:** County
Size of Tract: 39 acres
Accessibility: Access is via Hill Rd., a major collector street with 19' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 3 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Rural Area
Neighborhood Context: This site is within an area of rural residential development that has been occurring under Agricultural zoning. Recent development has been for more intensive residential subdivision uses under RA and PR zoning.

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

Street:
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: In rural area, under the growth plan, maximum density that can be requested is 1-3 du/ac.
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: