

# 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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**File Number:** 4-L-04-RZ                      **Related File Number:**  
**Application Filed:** 3/5/2004              **Date of Revision:**  
**Applicant:** EAGLE BEND REALTY, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Pine Grove Rd., west of Strawberry Plains Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 84 03701                      **Jurisdiction:** County  
**Size of Tract:** 24 acres  
**Accessibility:** Access is via Pine Grove Rd., a local street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family homes                      **Density:** 8 du/ac  
**Sector Plan:** East County                      **Sector Plan Designation:** Mixed Uses  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This vacant rolling site is surrounded by older residential uses developed under Agricultural zoning that has been impacted in recent year by intensive development around the Strawberry Plains /I-40 interchange to the northeast of the site.

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

**Street:** 7016 Pine Grove Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned RB in 1990's.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**



**Legislative Body:** County Commission

**Date of Legislative Action:** 5/24/2004

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**