

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 5-O-02-UR                      **Related File Number:** 5-SF-02-C  
**Application Filed:** 4/8/2002                      **Date of Revision:**  
**Applicant:** EAGLE BEND PROPERTIES, LLC  
**Owner:**

## **PROPERTY INFORMATION**

**General Location:** West side of Wallace Rd., east side of Branton Blvd., just north of S. Northshore Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 083                      **Jurisdiction:** County  
**Size of Tract:** 17 acres  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Detached single-family subdivision                      **Density:** 2.82 du/ac  
**Sector Plan:** Southwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 1313 Wallace Rd  
**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:

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:

Staff Recomm. (Abbr.): APPROVE the request for up to 48 detached single family dwellings on individual lots and reduce the peripheral setback from 35' to 15 for the northern property line of Lot 1 and from 35' to 20' along Branton Blvd. for Lots 1-3, subject to 2 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the approved concept subdivision plan. 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

Comments:

MPC Action: Approved MPC Meeting Date: 6/13/2002

Details of MPC action: 1. Meeting all applicable requirements of the approved concept subdivision plan. 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

Summary of MPC action: APPROVE the request for up to 48 detached single family dwellings on individual lots and reduce the peripheral setback from 35' to 15 for the northern property line of Lot 1 and from 35' to 20' along Branton Blvd. for Lots 1-3, subject to 2 conditions

Date of MPC Approval: 6/13/2002 Date of Denial: Postponements: 5/9/02

Date of Withdrawal: 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: