

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 12-B-19-UR      Related File Number: 12-SA-19-C  
Application Filed: 10/25/2019      Date of Revision:  
Applicant: PRIMOS LAND COMPANY, LLC

## PROPERTY INFORMATION

**General Location:** East side of E. Copeland Dr., north side of Greenwell Dr., west side of Pedigo Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 37 025      **Jurisdiction:** County  
**Size of Tract:** 52.62 acres  
**Accessibility:** Access is via Pedigo Rd., a major collector street with 19' of pavement width within 55' of right-of-way; Greenwell Dr., a major collector street with 18' of pavement width within 40' of right-of-way; and E. Copeland Dr., a major collector street with 15' of pavement width within 40' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential lots      **Density:** 2.81 du/ac  
**Sector Plan:** North County      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is developed with agricultural and rural to low density residential uses, under A, RA and PR zoning.

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

**Street:** 1015 E. Copeland 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:** Property was rezoned from A to PR up to 3 du/ac in 2018 (4-G-18-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:**



Date of Approval: 12/12/2019

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body: Knox County Board of Zoning Appeals

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: