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

Access is via Pedigo Rd., a major collector street with 19' of payment 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:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request for up to 148 detached dwellings on individual lots and a reduction of the

peripheral setback to 25' for lots 79-100, subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other

criteria for approval of a concept plan and use-on-review.

Comments:

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
- 2. The traffic impact study that was submitted with phase 1 of the development has several recommendations to improve sight distance at the proposed access points and the two Knox County intersections in the southwest and southeast corners of the development. The improvements at the existing intersections will be an improvement for the area that is needed with or without this development.
- 3. The proposed detached residential subdivision at a density of 2.81 du/ac for phase 2, and 2.99 du/ac for phase 1 and 2 combined, is consistent in use and density (up to 3 du/ac) with the approved zoning. There are several developments in the area that are zoned and developed at similar densities.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 2.99 du/ac, the proposed subdivision is consistent with the Sector Plan.
- 2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. The northwestern portion of the property is within the Hillside Protection area and the majority of the steep slopes are proposed as large lots which will help reduce the amount of grading. Because the site has been used for agricultural purposes, the site had been cleared of trees a long time ago.

Action: Approved Meeting Date: 12/12/2019

Details of Action:

Summary of Action: APPROVE the request for up to 148 detached dwellings on individual lots and a reduction of the peripheral setback to 25' for lots 79-100, subject to 1 condition.

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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 Boa	rd of Zoning Appeals		
Date of Legislative Action:		Date of Leg	gislative Action, Second Reading:	
Ordinance Number:		Other Ordin	nance Number References:	
Disposition of Case:		Disposition	n of Case, Second Reading:	
If "Other":		If "Other":		
Amendments:		Amendmen	nts:	

Effective Date of Ordinance:

Date of Legislative Appeal:

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