

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**



**File Number:** 12-E-20-UR                      **Related File Number:** 12-SC-20-C  
**Application Filed:** 10/26/2020              **Date of Revision:**  
**Applicant:** PRIMOS LAND COMPANY, LLC

## **PROPERTY INFORMATION**

**General Location:** North side of W. Emory Rd, west of Blacks Ferry Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 78 038    **Jurisdiction:** County  
**Size of Tract:** 24.39 acres  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 5913 W. Emory Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** PR (Planned Residential) pending  
**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:

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 development plan for up to 93 detached residential lots and a reduction of the peripheral setback from 35 feet to 25 feet for lots 1, 53, and 94, as shown, 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 district, the zoning conditions, and the other criteria for approval of a use on review.

Comments:

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

- 1) Utilities are available to service the site.
- 2) With the installation of the required turn lane and paved shoulder on W. Emory Road, the development should have minimal impact on the road system.
- 3) As required by Knox County Commission, the access to this site will only be from W. Emory Road so this development will not draw traffic through a residential area.

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

- 1) With the stated conditions, the proposal meets the standards for development within a PR (Planned Residential) Zone, the zoning conditions, 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1) The Northwest County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 3.81 du/ac, the proposed development is consistent with the Sector Plan.
- 2) The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 12/10/2020

Details of Action:

Summary of Action: APPROVE the development plan for up to 93 detached residential lots and a reduction of the peripheral setback from 35 feet to 25 feet for lots 1, 53, and 94, as shown, subject to 1 condition.

Date of Approval: 12/10/2020

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:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**