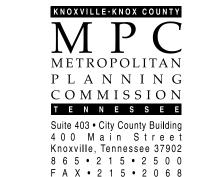
# CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:	4-G-13-RZ	Related File Number:
Application Filed:	3/1/2013	Date of Revision:
Applicant:	PRIMOS LAND COMPANY, LL	C

#### PROPERTY INFORMATION

General Location:	West side Cureton Rd., south of Ball Camp Pi	ke
Other Parcel Info.:		
Tax ID Number:	91 214 & 21401	Jurisdiction: County
Size of Tract:	12.42 acres	
Accessibility:	Access is via Cureton Rd., a local street with 1	6' of pavement width within 50' of right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Residences and vaca	nt land	
Surrounding Land Use:			
Proposed Use:	Detached residential	subdivision	Density: 5 du/ac
Sector Plan:	Northwest County	Sector Plan Designation:	Low Density Residential
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This area is develope and PR zoning.	d primarily with agricultural, ru	ral and low density residential uses under A, RA

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

Street:

2017 Cureton Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural) and RA (Low Density Residential)
Former Zoning:	
Requested Zoning:	PR (Planned Residential)
Previous Requests:	None noted
Extension of Zone:	Yes, extension of PR from the east and west
History of Zoning:	None noted

## 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.:

	MPC ACTION AND DISPOSITION
Planner In Charge:	Michael Brusseau
Staff Recomm. (Abbr.):	RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of 5 du/ac.
Staff Recomm. (Full):	PR zoning at the requested density is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern.
Comments:	<ul> <li>REZONING REOUREMENTS FROM ZONING ORDINANCES (must meet all of these): THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:</li> <li>1. This site is currently accessed from Cureton Rd., a local street, and is surrounded by other residential developments that are zoned PR and RA. The site will have frontage on the new Schaad Rd. extension, classified as a minor arterial street, when it is completed.</li> <li>2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern, which includes attached residential development to the west, zoned PR at a density or up to 5 du/ac.</li> <li>4. The site is appropriate to be developed under PR zoning at the maximum permissible density in the LDR category. The site does not have significant slope or other environmental constraints, and will have access to a minor atterial street, Schaad Rd, when it is completed.</li> <li>5. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportanity for public comment at the MPC meeting.</li> <li>THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:</li> <li>1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational a</li></ul>

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission		
Date of Legislative Action:	5/28/2013	Date of Legislative Action, Second Reading: 7/22/2013	
Ordinance Number:		Other Ordinance Number References:	
Disposition of Case:	Postponed	Disposition of Case, Second Reading:	Approved
If "Other": Postponed 5/28/1	13, 6/24/13, 7/22/13	If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	

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