

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT



File Number: 4-H-23-SP

Related File Number: 4-O-23-RZ

Application Filed: 2/27/2023

Date of Revision:

Applicant: CPR, LLC

## PROPERTY INFORMATION

**General Location:** South side of Cunningham Rd, east of Fraker Rd, west of Maynardville Pk

**Other Parcel Info.:**

**Tax ID Number:** 38 N A 021

**Jurisdiction:** County

**Size of Tract:** 2.58 acres

**Accessibility:** Access is via Cunningham Road, a major collector with a pavement width of 20 ft within a 45-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural Residential

**Surrounding Land Use:**

**Proposed Use:** **Density:** up to 8 du/ac

**Sector Plan:** North County **Sector Plan Designation:** LDR (Low Density Residential)

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This area is a mix of large-lot, single-family detached dwellings off of Cunningham Road and small-lot, single-family dwellings off of side streets. There is a commercial node at the intersection of Cunningham Road and Maynardville Pike to the west, and Neal Drive to the south consists predominantly of office buildings.

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

**Street:** 3534 CUNNINGHAM RD

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)

**Former Zoning:**

**Requested Zoning:** PR (Planned Residential)

**Previous Requests:**

**Extension of Zone:** Yes, the MDR land use classification is adjacent to the east, as is PR zoning with up to 19 du/ac

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)



Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

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

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 6/26/2023

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

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**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**