CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 5-B-13-UR Related File Number: 5-SA-13-C

Application Filed: 3/20/2013 Date of Revision:

Applicant: PRIMOS LAND COMPANY, LLC



PROPERTY INFORMATION

General Location: Westside of Cureton Rd., south of Ball Camp Pk.

Other Parcel Info.:

Tax ID Number: 91 214 & 21401 Jurisdiction: County

Size of Tract: 12.42 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached dwellings Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street:

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:

5/23/2013 05:24 PM Page 1 of 3

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:

Staff Recomm. (Abbr.): APPROVE the request as shown on the concept plan for up to 34 detached dwellings on individual lots

and the reduction of the peripheral setback from 35' to 25' only for lots 1, 30 and 31, subject to 2

conditions

Staff Recomm. (Full):

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR at a

density of up to 5 du/ac.

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-

on-Review within the PR (Planned Residential) zoning district.

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 water and sewer will be provided to this site.

- 2. The proposed detached residential subdivision at a density of 2.74 du/ac, is consistent in use and density with the recommended rezoning of the property.
- 3. The proposed 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 of up to 5 du/ac.
- 4. The proposed improvements to the Cureton Rd./Ball Camp Pike intersection will help to improve traffic safety in this area.

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

- 1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR 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 proposed subdivision will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning recommended for approval for the property allows consideration of up to 5.0 du/ac . The proposed subdivision with its overall density of 2.74 du/ac is consistent with the Sector Plan and the proposed zoning designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved Meeting Date: 5/9/2013

Details of Action:1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR at a density of up to 5 du/ac.

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Useon-Review within the PR (Planned Residential) zoning district.

5/23/2013 05:24 PM Page 2 of 3

Summary of Action: APPROVE the request as shown on the concept plan for up to 34 detached dwellings on individual lots

and the reduction of the peripheral setback from 35' to 25' only for lots 1, 30 and 31, subject to 2

conditions

Date of Approval: 5/9/2013 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

5/23/2013 05:24 PM Page 3 of 3