

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-L-22-RZ **Related File Number:**
Application Filed: 11/24/2021 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Southeast side of E. Emory Road, east side of Thomas Lane
Other Parcel Info.:
Tax ID Number: 29 058 **Jurisdiction:** County
Size of Tract: 1.94 acres
Accessibility: Access is via E. Emory Road, a major arterial road with a pavement width of 24-ft in a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residential & agriculture/forestry/vacant.
Surrounding Land Use:
Proposed Use: **Density:** Up to 5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has developed with a mix of uses, including single-family and multi-family dwellings on relatively flat topography.

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

Street: 4904 E. Emory 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, PR is adjacent.
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Levan King Cranston

Staff Recomm. (Abbr.): Approve PR zoning with up to 5 du/ac because it is consistent with the North County Sector Plan and surrounding residential development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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:

1. This area along E. Emory Road has been transitioning from A to PR since the late 1980s.
2. This property is appropriate to be developed under PR zoning up to 5 du/ac, the maximum allowable density in the LDR land use classification. This property has flat topography, has no known environmental constraints, and is located within walking distance to two schools.
3. The proposed density of up to 5 du/ac is compatible with the surrounding zoning pattern.
4. This property is located approximately 0.8 miles from Halls Middle School, and Halls High School and is within the Parental Responsibility Zone.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The regulations established in the PR zone are 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, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. This property is within the Planned Growth Area. The surrounding development is residential in character with zoning that consists of A (Agricultural), RA (Low Density Residential), RB (General Residential) and PR (Planned Residential) at 1-5 du/ac with lot sizes generally comparable to those being proposed here. It is not anticipated that more PR will cause any adverse effects to surrounding properties.
2. If the requested 5 du/ac is approved, the development could produce a yield of 9.7 dwellings. Calculations do not take into consideration road infrastructure or stormwater facilities.
3. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan's LDR (Low Density Residential) designation supports up to 5 du/ac in the County's Planned Growth Areas.
2. The proposed amendment is not in conflict with any adopted plans.

Action: Approved

Meeting Date: 1/13/2022

Details of Action:

Summary of Action: Approve PR zoning with up to 5 du/ac because it is consistent with the North County Sector Plan and surrounding residential development.

Date of Approval: 1/13/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/22/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Withdrawn

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: