

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-A-22-DP Related File Number: 11-SA-22-C
Application Filed: 9/20/2022 Date of Revision: 11/28/2022
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: West side of Fairview Road, east side of Beeler Road
Other Parcel Info.:
Tax ID Number: 21 04603 (PART OF) & 18803 Jurisdiction: County
Size of Tract: 95.83 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Sector Plan: Northeast County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protect
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 FAIRVIEW RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Fairview Road Subdivision
No. of Lots Proposed: 126 **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 a residential subdivision with up to 128 detached dwellings and a reduction of the 35-ft peripheral setback to 25-ft for lots 207-212, as shown on the plan, subject to 1 condition.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments:

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 2 du/ac:

a) The PR zone allows houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

b) This PR zone district is approved for a maximum of 2 du/ac. The proposed density is 1.38 du/ac based on the 93-acre parcel.

c) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant is requesting a peripheral setback of 25 ft for the portion of lots 207-212 that abut the Beeler Farms Subdivision. The requested reduction will have minimal impact on adjacent properties.

2) GENERAL PLAN – DEVELOPMENT POLICIES

a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – The development will consist of detached houses, which is the same as other nearby residential developments. The proposed peripheral setback reduction should have minimal impact on adjacent properties.

b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development is exclusively detached, single-family houses, which does not diversify the housing mix in the area. It is unknown if the price ranges will vary from nearby residential developments.

3) NORTHEAST COUNTY SECTOR PLAN

a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The gross density for the entire 93-acre parcel is 1.38 du/ac. The development will have a net density of 3.88 du/ac on the 33-acre site where the subdivision will be located.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

Action: Approved

Meeting Date: 12/8/2022

Details of Action:

Summary of Action: Approve the development plan for a residential subdivision with up to 128 detached dwellings and a reduction of the 35-ft peripheral setback to 25-ft for lots 207-212, as shown on the plan, subject to 1 condition.

Date of Approval: 12/8/2022

Date of Denial:

Postponements: 11/10/2022

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: