

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-M-22-RZ **Related File Number:**
Application Filed: 10/24/2022 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: East side of Fox Rd, south of Castleglen Ln
Other Parcel Info.:
Tax ID Number: 143 112.01 **Jurisdiction:** County
Size of Tract: 0.84 acres
Accessibility: Access is via Fox Road, a minor collector street with a 30-ft pavement width within a 740-ft right-of-way (including the I-140 right-of-way).

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:** 4 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of low density single family detached homes on independent lots and in subdivisions.

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

Street: 504 FOX 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
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone at a density of 4 du/ac because it is consistent with the sector plan and surrounding 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 COUNTY GENERALLY:

1. The surrounding area east of I-140 has been transitioning from forested hillside to low density residential subdivisions since 2004.
2. The 23-acre parcel surrounding the subject property was recently rezoned to the same PR (Planned Residential) zoning and 4 du/ac density. The applicant intends to include both properties in a residential development plan.
3. The proposed rezoning is consistent with these changing conditions in land use.

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

1. The PR zone enables alternative approaches to land development in response to environmental constraints on a property. Although the subject property is not in the Hillside Protection (HP) area, much of the surrounding PR-zoned property that will be combined with the subject lot is steeply sloped and forested. PR zoning on the subject property will support clustered residential development in the less-sloped portions of the greater site.

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. The PR zone requires development plan review by the Planning Commission, at which time design issues such as topography, drainage and access can be addressed.

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 proposed PR zone at a density of 4 du/ac is consistent with the Northwest County Sector Plan's LDR (Low Density Residential) land use designation and the Planned Growth Area of the Growth Policy Plan.
2. The proposed zone change is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 12/8/2022

Details of Action:

Summary of Action:

Approve the PR (Planned Residential) zone at a density of 4 du/ac because it is consistent with the sector plan and surrounding development.

Date of Approval:

12/8/2022

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: 1/23/2023

Ordinance Number:

Disposition of Case: Approved as Modified

If "Other":

Amendments:

approved PR up to 3.5 du/ac

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: