

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 2-E-20-RZ                      **Related File Number:**  
**Application Filed:** 12/30/2019                      **Date of Revision:**  
**Applicant:** SCOTT DAVIS / MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

**General Location:** West of Ebenezer Rd, east of Pine Springs Rd, off of Bluegrass Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 144 114, 115, 116 AND 111.01                      **Jurisdiction:** County  
**Size of Tract:** 12.3 acres  
**Accessibility:** The applicant has noted that the preferred access is to Bluegrass Road, a minor collector with a pavement width of 20.1 feet within a right-of-way width of 70 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural residential  
**Surrounding Land Use:**  
**Proposed Use:** Single Family Residential                      **Density:** 5 du/ac  
**Sector Plan:** Southwest County                      **Sector Plan Designation:** LDR ( Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area consists primarily of single family residential neighborhoods developed as a mix of RA and PR zone districts. Several remaining tracts of large lot agricultural zoned lands are also interspersed throughout.

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

**Street:** 9127 , 9137, 9141, and 0 Bluegrass 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:** Parcel 144 11.01 was part of a larger rezoning (File #3-K-03-RZ) from A to PR in April, 2003.  
**Extension of Zone:** PR zoning is adjacent to the east up to 3 du/ac  
**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: Liz Albertson

Staff Recomm. (Abbr.): Approve PR (Planned Residential) up to 3.45 du/ac because it is consistent with the LDR sector plan classification for the Southwest County. (Applicant requested PR up to 5 du/ac)

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (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. The Southwest County Sector continues to remain one of the fastest growing sectors of Knox County.

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

1. The proposed amendment to PR zoning is 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.
2. 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 NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. If rezoned with the maximum density allowed, the development could hold up to 104.5 dwelling units and generate approximately 1519 trips per day, so a traffic impact analysis would be required with the development review.
2. Staff noted access concerns regarding the rezoning because there is a separation between the applicant's proposed access onto Bluegrass Road and the majority of the acreage proposed for rezoning. However, the applicant provided a notarized declaration of right-of-way access between the owner of parcel 144NA003 and Eagle Bend Development, LLC (see Exhibit C). An existing recorded access easement exists between the owners of parcel 144 111 (owners: Hopson) and the owners of the parcels 14411101, 144 114, 144 115, 144 116 (owners: Biggs), (see Exhibit B).
3. Knox County Engineering noted possible concerns regarding sight distance at this location on Bluegrass Road, but also noted these will be addressed during the subsequent development plan review process with the applicant.

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 recommended zoning amendment is not in conflict with any other adopted plans in Knox County.

Action: Approved

Meeting Date: 4/9/2020

Details of Action:

Summary of Action: Approve PR (Planned Residential) up to 3.45 du/ac because it is consistent with the LDR sector plan

classification for the Southwest County. (Applicant requested PR up to 5 du/ac)

**Date of Approval:** 4/9/2020      **Date of Denial:**      **Postponements:** 2/13/2020,  
3/12/2020

**Date of Withdrawal:**      **Withdrawn prior to publication?:**  **Action Appealed?:**

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

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 5/26/2020

**Date of Legislative Action, Second Reading**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**