CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-I-20-RZ Related File Number:

Application Filed: 1/27/2020 **Date of Revision:**

Applicant: SCOTT DAVIS / MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: West side of S. Gallaher View Rd., north of Westland Dr.

Other Parcel Info.:

Tax ID Number: 133 031.01 & 031.02 Jurisdiction: County

Size of Tract: 6.5 acres total

Accessibility: S. Gallaher View Road is a major collector with a road width of 16.3 feet and a right-of-way width of

60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential and agricultural/forestry/vacant; single family detached house on property

Surrounding Land Use:

Proposed Use: Density: 5 du/ac

Sector Plan: Southwest County Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This parcel is one of the last to be subdivided and redeveloped. The area in general is built out with

detached single family homes on small lots averaging 1/4 acre in size, though National Gas

Distributors owns the parcel across the street to the east and KUB owns the parcel across the railroad

right-of-way to the south housing a transformer.

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

Street: 861 S. Gallaher View Rd. and 0 Westland Dr.

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: PR zoning is adjacent to the west, but the density is up to 4 du/ac

History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

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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: Michelle Portier

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the sector

plan's Low Density Residential designation and with the surrounding development.

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. There is an increased need for small-scale housing. The proposed development would help to meet this need.

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.

3. The area has contained residential developments with half-acre lots in the near vicinity since the late 1990s.

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 32 dwelling units, which would generate approximately 364 trips per day and would not generate a need for a traffic impact analysis.

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 Southwest County Sector Plan's LDR (Low Density Residential) designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of Knox County.
- 2. PR zoning is adjacent to the west and is nearby to the north, east, and south.
- 3. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

Action: Approved Meeting Date: 3/12/2020

Details of Action:

Summary of Action: The Planning Commission recommended approval of PR (Planned Residential) zoning with up to 5

du/ac because it is consistent with the sector plan's Low Density Residential designation and with the

surrounding development.

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Date of Approval:	3/12/2020 Date of De	enial:	Postponements:
Date of Withdrawal:	Withdraw	Withdrawn prior to publication?: Action Appealed?:	
LEGISLATIVE ACTION AND DISPOSITION			
Legislative Body:	Knox County Commission		
Date of Legislative Action:	4/27/2020	Date of Legislative Act	ion, Second Reading
Ordinance Number:		Other Ordinance Number	per References:
Disposition of Case:	Approved	Disposition of Case, S	econd Reading:
If "Other":		If "Other":	

Amendments:

Effective Date of Ordinance:

Amendments:

Date of Legislative Appeal:

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