

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-O-25-RZ **Related File Number:**
Application Filed: 2/24/2025 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: East side of Hill Rd, north of Cabbage Ln, and across from the terminus of Cantrell Blvd
Other Parcel Info.:
Tax ID Number: 28 132 **Jurisdiction:** County
Size of Tract: 14.13 acres
Accessibility: Access is via Hill Road, a minor collector street with 19 ft of pavement width within a right-of-way width that varies from 37 ft to 40 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 4 du/ac
Planning Sector: North County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgeline Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is in a residential area with single family houses on large 1+ acre lots and in subdivisions interspersed with tracts of undeveloped land. It is approximately 1.5 miles from Halls Elementary, Middle, and High Schools.

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

Street: 8022 HILL 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: No, it is not an extension, but PR with up to 3 du/ac abuts this property to the east and south.
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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area.

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. Surrounding properties have been transitioning from the A zone to the RA (Low Density Residential) and PR up to 3 du/ac zones since 1985. Most of the surrounding subdivisions are single family residential with some attached houses.

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

1. The PR zone is intended to provide flexibility for different types of residential development and encourage more imaginative solutions to environmental design problems. There are some steep slopes on the property within the Hillside Protection area, making the PR zone an appropriate zone to consider since it allows the clustering of lots.
2. Houses, duplexes, multi-dwelling structures, and developments are permitted in the PR zone.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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 property is within the SR (Suburban Residential) place type. When the district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. PR at 4 du/ac is compatible with the adjacent RA zone, which allows single family homes on 10,000 sq ft lots and PR up to 3 du/ac zones.
2. Suburban Residential areas are appropriate for primarily single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing size and styles. The PR zone allows single family houses on a range of lot sizes.
3. The proposed rezoning is consistent with Knox County Comprehensive Plan Implementation Policy 6, which promotes attainable housing that meets the needs of the current and future residents. The PR zone provides flexibility for different types of residential development.
4. 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. This development is in alignment

with these goals.

Action: Approved **Meeting Date:** 4/10/2025

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area.

Date of Approval: 4/10/2025 **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: 5/12/2025

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: