

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-E-24-RZ Related File Number: 5-A-24-SP
Application Filed: 3/19/2024 Date of Revision:
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Southeast side of Millertown Pike, east of Pendleton Dr
Other Parcel Info.:
Tax ID Number: 60 019 (PART OF) Jurisdiction: County
Size of Tract: 6.24 acres
Accessibility: Access is via Millertown Pike, a minor arterial street with a 20-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density: up to 12 du/ac
Planning Sector: Northeast County Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is comprised of single-family subdivisions and individual residential lots among farmland and hillside. There is a townhouse subdivision nearby to the northwest, and a large commercial node to the west.

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

Street: 5630 MILLERTOWN PIKE
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: It is a minor extension of the zone district, but not the permitted density.
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 up to 9 du/ac because it is compatible with changing development conditions and supported by residential amenities, subject to 1 condition.
Staff Recomm. (Full): 1. Installing a Type B landscape screen, and/or maintaining existing comparable vegetation along the western property line.
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. There has been a significant conversion of farmland and forest to residential subdivision development under the requested PR (Planned Residential) zone over the past 15 years in this area. Development in this section of Northeast Knox County is predominantly low density residential in the form of detached single-family dwellings. Two exceptions to this trend include a subdivision with a maximum permitted density of 6 du/ac northwest of the subject property, and a handful of duplexes developed under a maximum permitted density of 4 du/ac to the northeast.
2. Nearby to the west is a large commercial node that has also seen a significant increase in retail and restaurant development over the past 15 years. This commercial node is served by transit with a bus stop at a Walmart, which will continue operation after the implementation of the Reimagine KAT transit network plan.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The requested PR (Planned Residential) zone is intended to provide optional methods of development that are responsive to environmental conditions on a site, such as steep slopes or streams. The subject property does slope towards a blue line stream running through its southeast corner, which leads to Loves Creek. The property also has a significant presence of overhead utilities along its eastern and southern sides, which restricts its developable area. The PR zone permits clustered development in the optimal portions of a property, and is an appropriate zone for residential development on this site.
2. The requested density of 12 du/ac is consistent with the density permitted by right in the RB zone, which abuts the subject parcel to the east. However, the maximum amount of density allowed by right in the RB zone is not reflective of existing land uses, which are all single-family residential subdivisions or individual single-family residences on lots of a half-acre or more.
3. Considering surrounding development and conditions on the subject parcel, which appear to reduce the developable area to about half the property's size, staff are recommending a density no greater than 9 du/ac. This provides more of a transition in residential intensity next to a PR at 3 du/ac subdivision to the west.

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. Since residential development on the subject property would need to be significantly concentrated to meet its permitted density potential, this could result in a massing and scale of housing that is out of character with the single-family context of the area. For this reason, a Type B landscape screen is recommended along the western side of the subject property. This continuous landscape screen is intended to reduce the impact of intense development upon adjacent land uses by providing a visual

separation, reducing the transmission of glare, and promoting the aesthetic appeal of the neighborhood.

2. With the above noted condition, a rezoning to PR up to 9 du/ac is not anticipated to have an undue adverse impact on surrounding properties.

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. A rezoning to PR is consistent with the General Plan's development policy 4.1 to use schools and parks as foundations in planning neighborhoods and communities. While this property is not within a parental responsibility zone for a school, it is in close proximity to the Loves Creek Greenway, which is planned to be expanded so that it extends from Spring Place Park to the southwest to New Harvest Park to the northwest. As noted, this property is also a half-mile from a major commercial node which has potential to be an industrial employment hub as well.

2. The recommended PR density of 9 du/ac is consistent with the subject property's location within the Urban Growth Boundary of the Growth Policy Plan.

3. A rezoning to PR up to 9 du/ac is not in conflict with the sector plan as amended to the MDR land use classification, or any other adopted plans for the area.

ADDITIONAL CONSIDERATIONS:

1. While the sector plan was the active plan at the time of the request, the Knox County Comprehensive Plan became effective on April 26th. This property has the SR (Suburban Residential) place type, which allows consideration of the PR zone with a density of up to 12 du/ac.

Action: Approved with Conditions **Meeting Date:** 5/9/2024

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 9 du/ac because it is compatible with changing development conditions and supported by residential amenities, subject to 1 condition.

Date of Approval: **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: 6/17/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved with Conditions

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: