

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-G-22-RZ **Related File Number:**
Application Filed: 3/25/2022 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: East side of Hart Road, due south of Bluegrass Road
Other Parcel Info.:
Tax ID Number: 154 062 **Jurisdiction:** County
Size of Tract: 3 acres
Accessibility: Access is via Hart Rd, a minor collector road with a 20-ft pavement width within a 54-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is primarily small lots of single family residential development in the A, PR, RA, and RAE zones.

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

Street: 1606 Hart 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, PR (5 du/ac) to the north
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: Levan King Cranston

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning up to 4 du/ac because it is consistent with the sector plan and existing development in the 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. Since the 1990s this area has been building out as single family dwellings. The addition of more residential development is consistent with the trend in development in this area.

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

1. The PR district is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. This property is located in the hillside protection overlay. PR zoning allows the option for development to cluster in more desirable areas rather than encroaching into steep topography.

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. Currently the subject property is zoned A, where for single family dwellings there shall be a minimum lot area of not less than one dwelling per acre. By right, the subject property if subdivided could produce a yield of approximately 3 dwellings. If the requested zoning of PR and density of 5 du/ac for 3 acres of property is approved, this development could yield approximately 15 dwelling units. However, the subject property is located within the hillside protection overlay. A slope analysis was completed which recommends a maximum density of 3.57 du/ac resulting in a yield of 10.7 dwelling units. When considering the existing trend of development in this area, and slope analysis results, staff recommend 4 du/ac producing a unit yield of 12 du/ac. These are preliminary calculations and do not take into consideration road infrastructure or stormwater facilities.

2. The development plan review process also allows for a review by the Planning Commission with input from the community on the proposed planned unit development, and one intent of this process is to address compatibility with surrounding and adjacent zoning.

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. This amendment is consistent with the Southwest County Sector Plan.

Action: Approved

Meeting Date: 5/12/2022

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning up to 4 du/ac because it is consistent with the sector plan and existing development in the area.

Date of Approval: 5/12/2022

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: 6/27/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

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: