CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 5-J-24-RZ **Related File Number:**

Application Filed: 3/25/2024 **Date of Revision:**

Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Northwest of east Emory Rd, east of Brackett Rd

Other Parcel Info.:

Tax ID Number: 20 12001, 12002 **Jurisdiction:** County

Size of Tract: 5.38 acres

Accessibility: Access is via Cooper Meadows Ln, a local street with 26 ft of pavement width within a 50 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:** up to 5 du/ac

Planning Sector: Northeast County **Plan Designation:** LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The area along E Emory Rd is mostly small and medium-sized lots of single family detached residential houses and large agricultural tracts.

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

Street: 7740 COOPER MEADOWS LN

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, but the PR zone with up to 4 du/ac abuts this property to the south and west.

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: Whitney Warner

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

Comments: This plan was submitted prior to the adoption of the Knox County Comprehensive Land Use and Transportation Plan. The Knox County General Plan, which the sector plans were part of, was the active plan at the time of the application. Therefore, this rezoning request was reviewed under the General Plan.

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 1995, there have been some A to PR rezonings at densities ranging from up to 3-5 du/ac in the area, with the higher density of 5 du/ac on subdivisions directly off of E Emory Road and the lesser 3 and 4 du/ac on subdivisions farther back from Emory Road. The general trend along E Emory Rd consists of small and medium-sized lots of single family detached residential houses and large agricultural tracts.
2. This property is 1.5 miles from a commercial node at Tazewell Pike and E Emory Rd. Historical aerials show that within the last five years, Tazewell Pike and E Emory Road were widened at their intersection just east of this location. Both were previously two-lane roads that now consist of four lanes at their intersection, including separate right turn and protected left turn lanes.
3. Just north of E Emory Rd on Tazwell Pike is Gibbs Middle School, which was constructed in 2018. It is located between Gibbs Elementary and Gibbs High Schools.

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. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses.
2. At the requested density of 5 du/ac, this property could have up to 26 dwellings. At the recommended density of 4 du/ac, a maximum of 21 units could be built. The subject property's access is from Coooper Meadows Lane, a public road in the existing Cooper Meadows development zoned PR up to 4 du/ac. Therefore, staff is recommending a density of 4 du/ac to be compatible with the existing development with which it will share a road.
3. Rezonings 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 access, surrounding character, and community input may be provided regarding the proposed development plan.
2. E Emory Rd is a major arterial street, which provides major movement within an area and not require traffic through residential streets other than the adjacent subdivision, Cooper Meadows.

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 PR zone at 4 du/ac is consistent with the Low Density Residential land use classification, which allows consideration of up to 5 du/ac in the County's Planned Growth Area.

2. This property abuts the single family subdivision Cooper Meadows. Residential development at the proposed density is consistent with the General Plan's Policy 9.3, the intent of which is ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. Additionally, this property is within 1.5 miles of Gibbs schools making the development consistent with the General Plan Policy 4.1, use schools and parks as foundations in planning neighborhoods and communities.

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 Suburban Residential (SR) place type, which allows consideration of the PR zone with a density of up to 4 du/ac.

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

Details of Action:

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

Date of Approval: 5/9/2024 **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: 6/24/2024 **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:**