

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-L-24-RZ **Related File Number:**
Application Filed: 3/25/2024 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: West side of Harvey Rd, north of S Northshore Dr
Other Parcel Info.:
Tax ID Number: 169 009.03 **Jurisdiction:** County
Size of Tract: 13.47 acres
Accessibility: Access is via Harvey Rd, a minor collector with a pavement width of 19 ft within a 54-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Planning Sector: Southwest County **Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This is a suburban area at the western edge of Knox County predominantly consisting of single family detached houses. There is a commercial node less than a mile east at the Choto Road/S. Northshore Drive intersection.

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

Street: 0 HARVEY 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, but PR zones with up to 3 du/ac abut this property to the north 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: Samiul Haque
Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the sector plan and surrounding development.
Staff Recomm. (Full):
Comments: This application 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.

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. This area along Harvey Road and S Northshore Drive has seen rapid residential expansion over the past twenty-five years. The general development pattern in the immediate area consists of small-lot, detached-house subdivisions, which includes the Walnut Grove, Copperstone, Hanley Hall, The Oaks, Cabot Ridge, Arbor Gate, and Falcon Pointe subdivisions.
- 2. All of these neighborhoods were constructed after properties were rezoned to the PR zone, with permitted densities ranging from 2 to 3.5 dwelling units per acre. The proposed rezoning is consistent with the development trends and is an extension of the PR zone from the north and west sides.

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

- 1. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property.
- 2. There is a blue line stream running through the property. Approval of the PR zone would allow developments to be concentrated in other suitable areas of the property.
- 3. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses. At the requested density of 5 du/ac on this 13.42-acre property, a maximum of 67 dwelling units could be built. Whereas a maximum of 26 dwelling units could be built under the recommended density of 2 du/ac.
- 4. 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. The PR zone requires a development plan review by the Planning Commission to ensure that any proposed development is consistent with adopted plans for the area and compatible with the surrounding developments.
- 2. The stream running through the property essentially splits the property, with the western portion being less accessible. The eastern part along Harvey Road is comparatively flat and more likely to accommodate the entire density allowed.

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 proposed PR zone is consistent with the subject property's location in the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development offering a wide range of housing choices in coordination with public facilities and services.
2. The PR zone at 2 du/ac is consistent with the LDR land use classification of the Southwest County Sector Plan, which allows consideration of up to 5 du/ac in the County's Planned Growth Area.
3. The proposed rezoning and the recommended density is consistent with General Plan's Policy 9.3 that encourages to ensure that the context of new development, including scale and compatibility, does not impact existing 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 26, 2024. This property has the RL (Rural Living) place type, which allows consideration of the PR zone with a density of up to 2 du/ac.

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

Details of Action: Approve PR (Planned Residential) up to 3 du/ac.

Summary of Action: Approve PR (Planned Residential) up to 3 du/ac.

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: 6/17/2024 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Approve PR (Planned Residential) up to 2 du/ac

Date of Legislative Appeal: **Effective Date of Ordinance:**