CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-G-19-RZ Related File Number:

Application Filed: 4/25/2019 **Date of Revision:**

Applicant: MESANA INVESTMENTS, LLC / SCOTT DAVIS

PROPERTY INFORMATION

General Location: South of North Wooddale Road and southeast of Ruggles Ferry Pike, on the south end of Mary Lay

Lane

Other Parcel Info.:

Tax ID Number: 61 065.01 Jurisdiction: County

Size of Tract: 1.74 acres

Accessibility: This parcel is planned to be part of the Neals Landing subdivision, which includes the two parcels

directly adjacent to the south. Accessibility would be from a cul-de-sac off of Neals Landing Road and would be assessed as part of that development's review process should the rezoning be approved.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/Forestry/Vacant

Surrounding Land Use:

Proposed Use: Residential Density: 5 du/ac

Sector Plan: East County Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Urban Growth Area

Neighborhood Context: There is a cluster of large lot residential (1-acre lots and greater) to the north and either vacant or

agricultural land to the east, west, and south.

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

Street: 7501 Mary Lay 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: PR (Planned Residential)

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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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: Michelle Portier

Staff Recomm. (Abbr.): Staff recommends approval of the requested PR (Planned Residential) zoning up to 5 du/ac.

Staff Recomm. (Full):

1. PR zoning with up to 5 du/ac is compatible with surrounding land uses and zoning.

2. This parcel is to be included with the Neals Landing subdivision development to the south, which

will be required to meet the subdivision regulations.

Comments: 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. The property is located in the Urban Growth Area of the Growth Policy Plan.

2. The adjacent property to the south is proposed to be developed as a residential subdivision with 125 lots in the PR (Planned Residential) zone. The original case numbers for the Neals Landing development are 10-SC-18-C and 10-C-18-UR, though a revised plan that includes this parcel is

expected for the July meeting.

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

1. The proposed amendment to PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

2. A planned unit development shall be compatible with the surrounding or adjacent zones and this shall be determined by the Planning Commission during the Use on Review process.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. PR zoning with up to 5 du/ac is compatible with the proposed LDR sector plan designation and any impacts would be addressed during the use on review process.
- 2. This parcel is planned to be part of the Neals Landing subdivision to the south. Site plans will be assessed as part of that development's review process should the rezoning be approved, and it will be required to meet all subdivision regulation requirements.

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 amendment is consistent with and not in conflict with any adopted plans.

Action: Approved Meeting Date: 6/13/2019

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density up to

5 du/ac.

Date of Approval: 6/13/2019 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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Legislative Body: Knox County Commission

Date of Legislative Action: 7/22/2019 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:

Date of Legislative Appeal: Effective Date of Ordinance:

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