

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-J-19-RZ **Related File Number:**
Application Filed: 4/26/2019 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC / SCOTT DAVIS

PROPERTY INFORMATION

General Location: South side of East Copeland Drive, West side of Façade Lane, West of I-75
Other Parcel Info.:
Tax ID Number: 46 188 **Jurisdiction:** County
Size of Tract: 11 acres
Accessibility: East Copeland Drive is a major collector with a pavement width of 22 feet and a ROW width of 50 feet
. Façade Lane is a local road with a pavement width of 22 feet and a ROW width of 30 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Single Family Residential **Density:** 5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential) / A (Agriculture)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: A mix of large lot single family residential and rural residential lots with many vacant, agricultural properties.

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

Street: 0 E Copeland Dr
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:
History of Zoning:

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:

Michelle Portier

Staff Recomm. (Abbr.):

Staff recommends approval of PR (Planned Residential) zoning with up to 3 du/ac. (The applicant requested 5 du/ac.)

Staff Recomm. (Full):

PR zoning with up to 3 du/ac is compatible with the surrounding land uses and zoning.

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 Planned Growth Area of the Growth Policy Plan.
2. This property is adjacent to the Foxworth neighborhood, a 187-lot planned residential subdivision that was approved in 1994. That development has a density of 2.43 du/ac.

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 a 3 du/ac density is more consistent with the surrounding PR neighborhoods than the requested 5 du/ac.
2. This recommended density (3 du/ac) is compatible with the proposed LDR sector plan designation and any impacts would be addressed during the use on review process.
3. There are two sets of closed contour lines on the property, which may indicate the presence of sinkholes. This would need to be investigated further and, if needed, incorporated into future development plans.
4. Connectivity to adjacent properties should be addressed during the Use on Review process.

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 3 du/ac. (The applicant requested 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

Legislative Body:

Knox County Commission

Date of Legislative Action: 7/22/2019

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: