

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-S-24-RZ **Related File Number:**
Application Filed: 4/29/2024 **Date of Revision:**
Applicant: MESANA INVESTMENTS LLC

PROPERTY INFORMATION

General Location: South side of Asheville Hwy, east of Cash Rd
Other Parcel Info.:
Tax ID Number: 73 08008, 08003 & 062 164 OTHER: 165 (PART OF) **Jurisdiction:** County
Size of Tract: 49.18 acres
Accessibility: Access is via Asheville Hwy, a median-divided, 4-lane major arterial. Access is also via Strawberry Plains Pike, a minor arterial street with 26 ft of pavement width within a right-of-way of 70 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Rural Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Planning Sector: East County **Plan Designation:** MDR/O (Medium Density Residential/Office), LDR (Low Den
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This property is 1.25 miles from the commerical node at Asheville Hwy, Andrew Johnson Hwy and Strawberry Plains Pike. There are some single family subdivisions along Strawberry Plains Pike. The area still remains fairly rural outside of these highway corridors.

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

Street: 7920 ASHEVILLE HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business), A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), MU-SD (Mixed Use Special District), HP (Hillside Protection)

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 5 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development.

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 2004, there have been some A to RA and PR rezonings at densities ranging from up to 4.5-5 du/ac in the area along Asheville Hwy and Strawberry Plains Pike. More subdivisions have been developing along Strawberry Plains Pike consisting of small and medium-sized lots with single family detached residential houses, while Asheville Hwy has remained mostly a commercial corridor.

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 245 dwellings.
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. The property predominantly contains slopes of 15% or less. The recommended density from the Hillside & Ridgetop Protection Plan is 4.94 du/ac.
2. This property is within the Parental Responsibility Zone for Carter Elementary on Strawberry Plains Pike. Future development may be required to provide sidewalks along the frontage of Strawberry Plains Pike per Knox County Sidewalk Ordinance.
3. 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.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The PR zone at 5 du/ac is consistent with the Corridor Mixed-use, Rural Conservation, and Suburban Residential place types the subject properties are designated as in the Comprehensive Plan, all of which allow consideration of up to 5 du/ac or greater in the Urban Growth Area.
2. This property is 1.25 miles from a commercial node at Asheville Hwy, Andrew Johnson Hwy, and Strawberry Plains Pike. Carter schools, parks, a library and a senior center are also within 2 miles of the development. Residential development at this location is consistent with the Comprehensive Plan's implementation policy 5, Create neighborhoods with a variety of housing types and amenities in close proximity.
3. The East County Community Plan designates Asheville Hwy and Strawberry Plains Pike as Development Corridors. These roadways are appropriate for a more intense development pattern with

planned infrastructure expansion.

Action: Approved

Meeting Date: 6/13/2024

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Date of Approval: 6/13/2024

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: 7/15/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approve PR (Planned Residential) up to 5 du/ac for area currently zoned A (Agricultural). Area currently zoned CA (General Business) shall remain.

Date of Legislative Appeal:

Effective Date of Ordinance: