

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-T-24-RZ **Related File Number:**
Application Filed: 4/29/2024 **Date of Revision:** 5/21/2024
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: North side of Asheville Hwy, west of Cash Rd
Other Parcel Info.:
Tax ID Number: 62 023 08, 023 09 **Jurisdiction:** County
Size of Tract: 10.24 acres
Accessibility: Access is via Asheville Hwy, a median-divided major arterial median with 4 lanes within a right-of-way that varies from 138 to 143 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 12 du/ac
Planning Sector: East County **Plan Designation:** CMU (Corridor Mixed-use)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This section of Asheville Highway consists of primarily large, vacant, agricultural lots with small office and some smaller scale commercial uses.

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

Street: 0 ASHEVILLE HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, this will not be an extension.
History of Zoning: In 2021, the rear portion of these two parcels were rezoned from A to PC (1-F-21-RZ).

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:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone with up to 12 du/ac because it is consistent with the Knox County Comprehensive Plan.

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. Over the last twenty-five years, there have been several A to PR rezonings along and near Asheville Highway with a wide range of densities, up to 12 du/ac. The area has been experiencing new residential developments in recent years, including the expansion of Neals Landing subdivision 0.5 miles to the west along Asheville Highway and Ellens Glen subdivision 0.7 miles to the southeast along Strawberry Plains Pike.

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 12 du/ac, this 10.24-acre property could accommodate up to 122 dwelling units.
3. 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 development plan review by the Planning Commission. At that time, issues such as access, traffic, and compatibility with surrounding character will be looked at along with any community input.
2. Asheville Highway is a major arterial, so traffic would not be routed through residential streets to reach this property.
3. Residential development with a density of up to 12 du/ac is more appropriate along major corridors and can serve as a transition down to less dense residential development.
4. This stretch of Asheville Highway is predominantly zoned commercial, so this requested zone and density are not expected to cause any adverse impacts.

THE 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 is consistent with the subject property's location in the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact pattern of development and wide range of housing choices.
2. The proposed rezoning is compatible with the property's CMU (Corridor Mixed-use) place type as defined in the Comprehensive Plan, which allows consideration of the PR zone with densities up to 24 du/ac.
3. This rezoning from commercial to residential zone is consistent with the Comprehensive Plan's

Implementation Policy 3 which encourages infill and redevelopment of underutilized commercial land.
4. Residential development at this location is also consistent with the Comprehensive Plan's Implementation Policy 5, which supports creating neighborhoods with a variety of housing types and amenities in close proximity. The property is located within two miles of Carter Park, and Carter Elementary, Carter High, and Sunnyview schools.
5. The East County Community Plan designates Asheville Highway as a 'Development Corridor' which is appropriate for a more intense development pattern and 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 12 du/ac because it is consistent with the Knox County Comprehensive Plan.

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

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: