

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-K-21-RZ **Related File Number:**
Application Filed: 6/28/2021 **Date of Revision:**
Applicant: MESANA INVESTMENTS LLC

PROPERTY INFORMATION

General Location: Northeast side of Brackett Road, north of E. Emory Road
Other Parcel Info.:
Tax ID Number: 20 132 **Jurisdiction:** County
Size of Tract: 30.03 acres
Accessibility: Access is off of Brackett Road, a local road with a 16-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential) & SP (Stream Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with large lot residential uses under Agricultural zoning.

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

Street: 6517 Brackett 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: Yes, PR zoning with up to 3 du/ac is adjacent to the north
History of Zoning: None noted

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.): Approve PR zoning with up to 3 du/ac because it is consistent with the Northeast County Sector Plan.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, SUBSECTIONS A-D, 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. Gibbs Middle School opened in 2018, adding to the Gibbs school system in the area as it is located between Gibbs Elementary and Gibbs High Schools.
2. Around the same time, Tazewell Pike and Emory Road were widened at their intersection. Both were previously two-lane roads that now consist of four lanes, including separate right turn and protected left turn lanes.

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

1. The PR (Planned Residential Zone) is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

THE 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 is within the Planned Growth Area of Knox County, adjacent to the Rural Area. Surrounding residential properties are mostly zoned A (Agricultural) and RA (Low Density Residential). Residential developments with smaller lot sizes and densities around 3 du/ac exist off of side streets accessed from E. Emory Road. The cluster of homes on Brackett Road closer to E. Emory Road vary in size from 0.64 acres to just over 5 acres.
2. Built at the requested 5 du/ac, the development could accommodate up to 150 single family homes. Built at the recommended 3 du/ac, the development could accommodate up to 90 single family homes. These are basic calculations that do not account for road infrastructure or stormwater facilities.
3. Brackett Road connects to E. Emory Road, a major arterial, and Bell Road, a major collector. Brackett Road is very narrow and may require improvements or widening. A traffic impact analysis would be required for the concept plan phase to determine what, if any, road improvements would be needed.
4. The parcel has access to sewer lines.
5. The property is close to Gibbs Schools, though it is not in a Parental Responsibility Zone.
6. The property is fairly flat, with slopes under 15%.

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. During the sector plan's community input process, citizens voiced concern about the loss of farmland to residential development and increased traffic volume on rural roads (p. 25). However, Brackett Road already has residential development along its length near E. Emory Road and scattered among vacant properties along the rest of the road.
2. The Northeast County Sector Plan's LDR (Low Density Residential) designation supports up to 5 du/ac in the County's Planned Growth Areas. However, staff believes 3 du/ac to be a better balance

between the sector plan and existing development.

Action: Approved

Meeting Date: 8/12/2021

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning with up to 4 du/ac.

Date of Approval: 8/12/2021

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: 9/27/2021

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:

Approved PR up to 3 du/ac

Date of Legislative Appeal:

Effective Date of Ordinance: