

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 9-D-22-RZ                      **Related File Number:**  
**Application Filed:** 7/25/2022              **Date of Revision:**  
**Applicant:** MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

**General Location:** East side of Fox Road, south of Castleglen Lane  
**Other Parcel Info.:**  
**Tax ID Number:** 143 112                      **Jurisdiction:** County  
**Size of Tract:** 22.52 acres  
**Accessibility:** Access is via Fox Road, a minor collector street with a 30-ft pavement width within a 740-ft right-of-way (including the I-140 right-of-way).

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:** up to 5 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside and Ri  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is comprised of low density single family detached homes on independent lots and in subdivisions.

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

**Street:** 0 FOX 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  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), HP (Hillside and Ridgetop 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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone at a density of 3 dwelling units per acre because it is consistent with the sector 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. The surrounding area east of I-140 has been transitioning from forested hillside to low density residential subdivisions since 2004. The proposed PR (Planned Residential) zone for the subject property is consistent with this change in land use.

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

1. The PR zone enables alternative approaches to land development in response to environmental constraints on a property. Three-quarters of the subject property is within the Hillside Protection (HP) area, and much of that HP area has slopes greater than 15%. The PR zone would allow residential density to be clustered in the less-sloped portions of the property to preserve forested hillside.

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 PR zone requires development plan review by Planning Commission, at which time design issues such as topography, drainage and access can be addressed.
- 2. Staff recommends reducing the density from 5 du/ac to 3 du/ac to better align with the surrounding residential character along Fox Road, which is developed at a density no greater than 3 du/ac.
- 3. The recommended density is also more accordant with the slope analysis of the property, which suggests disturbing no more than 10.8 acres within the HP area.
- 5. Fox Road is a minor collector street that has seen a steady increase in traffic counts since 2010. It is not scheduled for significant expansion or capital improvement at this time. The recommended residential density of 3 du/ac is estimated to reduce traffic by 435 average daily trips, potentially mitigating future wear and tear on the road.

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 PR zone at a density of 3 du/ac is consistent with the Northwest County Sector Plan's LDR (Low Density Residential) land use designation as well as the HP area overlay.
- 2. The subject property is in the Planned Growth Area of the Growth Policy Plan.
- 3. The proposed zone change is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 9/8/2022

Details of Action: Approve the PR (Planned Residential) zone at a density of 4 dwelling units per acre.

Summary of Action: Approve the PR (Planned Residential) zone at a density of 4 dwelling units per acre.

Date of Approval: 9/8/2022

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:** 10/24/2022

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":** Up to 4 du/ac

**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:**