

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-H-24-RZ **Related File Number:**
Application Filed: 8/19/2024 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: South side of Babelay Rd, east of Whelahan Farm Rd
Other Parcel Info.:
Tax ID Number: 50 114 **Jurisdiction:** County
Size of Tract: 16.11 acres
Accessibility: Access is via Babelay Road, a minor collector street with a 20-ft pavement width within a 40-ft 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
Planning Sector: Northeast County **Plan Designation:** RC (Rural Conservation), SR (Suburban Residential), HP (H)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This is a rural area consisting primarily of large single-family residential lots, though there are several residential subdivisions that have developed with a higher density.

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

Street: 6120 BABELAY 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: No, but PR up to 4 du/ac is adjacent to the west and south.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: N/A
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 up to 5 du/ac because it is consistent with changing development conditions, subject to 1 condition.

Staff Recomm. (Full): 1. Maintaining a no-disturbance boundary along the 1090 contour line, as shown in Exhibit C, preserving approximately 6.55 acres of McAnnally Ridge at the rear of the lot.

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. This property is in an area that has seen significant residential development around a regional commercial node located approximately 1 mile to the southwest. While the predominant zoning along this section of Babelay Road is A (Agricultural), there are numerous PR (Planned Residential)-zoned properties and single-family subdivisions near the subject property, including the Whelehan Farm subdivision adjacent to the west.
- 2. Major capital Improvements are being planned by the City of Knoxville along Washington Pike, including additional lanes, sidewalks, crosswalks and a signal where it intersects with Babelay Road. A September, 2024 City status report on this project states the projected bid date for construction is January 2026.
- 3. These changing development conditions support consideration of the requested PR (Planned Residential) zone.

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

- 1. The PR zone is intended to enable methods of land development that are responsive to environmental conditions on a property, such as steep slopes, streams or sinkholes. Residential development can be concentrated in the optimal portions of a property to avoid more environmentally sensitive areas. The PR zone also emphasizes the importance of development compatibility with surrounding zones.
- 2. The subject property's southern 6 acres are part of McAnnally Ridge, a forested hillside that provides a cohesive wildlife corridor and prominent natural feature along the extent of Babelay Road. These environmental conditions are consistent with the intent of the PR zone, which permits development that would preserve these slopes and maintain this scenic asset of the area.

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. While this section of Babelay Road is beginning to change with the development of more residential subdivisions, the character of the area remains rural with farmland and multi-acre single-family lots being the predominant land use. Condition #1 provides a no-disturbance boundary beginning at the 1090 contour line along the southern portion of the subject property. This limit maintains the apparent development boundary among the properties south of Babelay Road on McAnnally Ridge to preserve the rural and natural character of the area.
- 2. With this no-disturbance boundary, the requested density of 5 du/ac, a total of 80 units could be concentrated towards the front 9.5 acres of the lot and would appear more like 8 du/ac. This perceived density is equivalent to the lot sizes of the Park at Babelay subdivision nearby to the northwest, and would be compatible with development trends in the area.

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 up to 5 du/ac is partially related to the Comprehensive Plan's SR (Suburban Residential) place type, which comprises roughly 5 acres of the front of the lot, the RC (Rural Conservation) place type, which covers the 11 acres in the rear. This property meets the additional criteria for approval of a partially related rezoning by being compatible with the current zoning of an adjacent site. There is PR zoning up to 4 du/ac adjacent to the west and south.

2. The non-disturbance condition is consistent with the Comprehensive Plan's Implementation Policy 7 to encourage development practices that conserve and connect natural features and habitat. It is also consistent with the intent of the Rural Conservation place type to conserve between 50-70 percent of a site as natural open space.

3. The requested rezoning is aligned with the property's location in the Planned Growth Area of the Growth Policy Plan, which is intended to provide a reasonably compact pattern of development and offer a wide range of housing choices in coordination with the provision of adequate infrastructure.

Action: Approved with Conditions

Meeting Date: 10/3/2024

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with changing development conditions, subject to 1 condition.

Date of Approval: 10/3/2024

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: 11/12/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: