

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-I-24-RZ **Related File Number:**
Application Filed: 9/25/2024 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Northwest side of Tazewell Pike, southwest of Mont Richer Ave
Other Parcel Info.:
Tax ID Number: 49 01101 **Jurisdiction:** County
Size of Tract: 11.68 acres
Accessibility: Access is via Tazewell Pike, a minor arterial street with a pavement width of 23 ft within a 62-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 10 du/ac
Planning Sector: North City **Plan Designation:** SMR (Suburban Mixed Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The surrounding neighborhood features single family and multifamily subdivisions, with some larger rural residential tracts. Beverly Park, Beverly Park Greenway, and the Beverly Park Junior Golf Course are within 0.25 miles.

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

Street: 5027 TAZEWELL PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
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: LDR (Low Density Residential)

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.):

Withdraw per the applicant's request.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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 subject property is on a section of the Tazewell Pike corridor that has seen a significant conversion from farmland to residential development over the past twenty years, including single-family, duplex, townhouse and apartment dwellings.
2. This relatively rapid transition in land use and population growth has resulted in significant traffic congestion on Tazewell Pike, which is a 2-lane minor arterial street without shoulders. Crash data provided by AASHTO (American Association of State Highway and Transportation Officials) reflects 80 crashes within a 1/3 mile radius of the subject property over the past 9 years (see Exhibit B).
3. The requested rezoning from RB (General Residential) to PR (Planned Residential) is compatible with surrounding residential development conditions. However, the requested density of 10 du/ac could result in 116 new homes located approximately 130 ft from the unsignalized intersection to the northeast at Mont Richer Avenue/Clearbrook Drive and Tazewell Pike. This is where the highest concentration of crashes have occurred, and access to Stokely Ln in the rear of the lot should be considered during future development review. These conditions do not support the requested density, and staff is recommending a density no greater than 5 du/ac for a total of 58 potential units.

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

1. The PR zone is intended to provide optional methods of development that are responsive to environmental challenges on a site. Residential development can be concentrated in the optimal areas of a lot to preserve more ecologically sensitive or unbuildable areas.
2. The subject property has steep, undisturbed slopes in the center of the site. There is a closed contour line at the rear of the site that indicates the potential presence of a sinkhole. There are also what appear to be streams running through the property, one near the entry of Tazewell Pike and one near the steep slopes at the center of the property. Given the number of environmental constraints on site, clustering a total density of 10 du/ac to the limited buildable area could result in a massing and scale of development that is far more intensive than the surrounding residential character.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The existing RB zone permits a density of up to 12 du/ac without Planning Commission review or public input. The PR zone requires site plan review by the Planning Commission, who consider aspects of a proposed development such as compatibility, transportation and stormwater impacts. With a PR density of 5 du/ac, there are no adverse impacts anticipated to occur in this context.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The PR zone with a density up to 5 du/ac is partially related to the SMR (Suburban Mixed Residential) place type in the Knox County Comprehensive Plan. It meets the review criteria for

partially related zones by being compatible with the current zoning of adjacent sites, which are PR up to 4 du/ac, RB, and RN-1 (Single-Family Residential Neighborhood zoning in the City) at the rear.

2. The recommended rezoning to PR with a density no greater than 5 du/ac is aligned with several Comprehensive Plan Implementation Policies. The reduced density in response to traffic concerns and residential character is consistent with Policy 9 to coordinate infrastructure improvements with development, and Policy 2 to ensure that development is sensitive to existing community character. Rezoning from RB to PR, which better accommodates environmental considerations, is consistent with Policy 7 to encourage development practices that conserve and connect natural features and habitat.

3. The recommended rezoning is consistent with the subject property's location within the Urban Growth Boundary of the Growth Policy Plan.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This property is in an urbanized area with access to necessary utility infrastructure. Shannondale Elementary School is nearby to the west. As noted, Tazewell Pike is a congested arterial street, which is the primary reason for a recommended reduction in density at this location. If a proposed development is estimated to exceed 750 ADT (Average Daily Traffic), a traffic study will be required and roadway improvements by the developer may be required.

Action: Withdrawn **Meeting Date:** 12/12/2024

Details of Action:

Summary of Action:

Date of Approval: **Date of Denial:** **Postponements:** 11/14/2024

Date of Withdrawal: 12/12/2024 **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	
Date of Legislative Action:	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: