CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION

File Number: 11-K-24-DP **Related File Number:** 11-SH-24-C

Application Filed: 10/2/2024 **Date of Revision:**

Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: North side of Asheville Hwy, west of Cash Rd

Other Parcel Info.:

Tax ID Number: 62 02308, 02309 **Jurisdiction:** County

Size of Tract: 10.24 acres

Accessibility: Access is via Asheville Highway, a median-divided major arterial 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: Attached residential subdivision **Density:** 10.96 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: PR (Planned Residential) up to 12 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: In 2021, the rear portion of these two parcels were rezoned from A (Agricultural) to PC (Planned Commercial) (1-F-21-RZ). The parcels were rezoned from PC (Planned Commercial) to PR (Planned Residential) up to 12 du/ac in 2024 (6-T-24-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 0 Asheville Highway

No. of Lots Proposed: 114 **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 development plan for a residential subdivision of up to 111 attached dwellings in the PR zone, subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to, ensuring that lots 1, 19, 106, and 111 meet all setback requirements.
2) The maximum height of the attached dwellings shall be 35 feet.

Comments: DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE
PR (Planned Residential) with up to 12 du/ac:
A. The PR zone allows attached dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
B. The proposed density of 10.84 du/ac is below the approved density of 12 du/ac.
C. With the recommend condition # 1, the site layout will conform to the lot size and setback requirements of the zone.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A. Create neighborhoods with a variety of housing types and amenities in close proximity (Policy 5). – The property is located within two miles of Carter Park and Carter Elementary, Carter High, and Sunnyview schools.
B. Encourage development practices that conserve and connect natural features and habitat (Policy 7). – The development proposes a landscape screen along Asheville Highway. This is also consistent with the East Knox Community Plan which calls out to preserve and enhance the area's rural character and landscape.

3) FUTURE LAND USE MAP
A. The property has the CMU (Corridor Mixed-use) place type. Attached houses are recommended as "secondary uses" in the CMU place type.
B. Two-story townhouses with 20-ft front setbacks are consistent with the CMU place type's recommended building form.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN
A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

Action: Approved with Conditions **Meeting Date:** 11/14/2024

Details of Action:

Summary of Action: Approve the development plan for a residential subdivision of up to 111 attached dwellings in the PR zone, subject to 2 conditions.

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

Date of Withdrawal: **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:**