

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-K-24-RZ **Related File Number:**
Application Filed: 9/26/2024 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Southeast side of Bradley Lake Ln, east of Amherst Rd
Other Parcel Info.:
Tax ID Number: 92 057 **Jurisdiction:** County
Size of Tract: 19.9 acres
Accessibility: Access is via Bradley Lake Lane, an unstriped local street with a 12-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 9 du/ac
Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area features large parcels of forested, sloped land and single family subdivisions. There are active industrial parcels nearby to the northwest. Amherst Elementary is 1/2 mile further north, across Schaad Road.

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

Street: 2921 BRADLEY LAKE LN
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: It is an extension of the PR zone, but not the density.
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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone up to 6 du/ac because it is compatible with changing conditions and surrounding development, subject to 1 condition.

Staff Recomm. (Full):

1. Improving Bradley Lake Lane to current roadway standards from the access point of future development on the subject property to the entrance of the Spring Lake Farm subdivision.

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 subject property is located ½ mile southeast of a newly developed portion of Schaad Road, a four-lane minor arterial street with a center median, turn lanes and sidewalks. This new road is due to be complete in Spring of 2025, and it will provide direct access to Oak Ridge Highway to the east and Middlebrook Pike to the west.
2. The area surrounding the subject property has seen a recent increase in residential development. Spring Lake Farms is a single-family subdivision still in development across Bradley Lake Lane to the north. As part of this development, Bradley Lake Lane was expanded from the entrance to the subdivision to its intersection with Amherst Road
3. To the southwest, the Oakleigh residential subdivision was completed in 2019. These adjacent transitions in land use towards residential neighborhoods are consistent with the requested rezoning from the A (Agricultural) to the 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 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. Most of the subject property is in the Hillside Protection area and is part of a broader region of connected natural open space. There are approximately 8 acres of hillside that have not been previously disturbed, according to historic aerial maps. These conditions support consideration of the PR zone to incentivize preservation of this natural asset in 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. The requested PR density of 9 du/ac far exceeds the residential development that surrounds it, which does not exceed 4 du/ac. Staff recommend a density no greater than 6 du/ac to align with surrounding residential character and to reduce pressure to expand development into the more environmentally sensitive areas of the site.
2. Bradley Lake Lane is a 12-ft wide unstriped road in need of repaving. Condition #1 to improve and widen Bradley Lake Lane from the ingress/egress of future development on the subject property to the entrance of the Spring Lakes Farm subdivision will address traffic safety concerns with future PR development of the property.

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. Rezoning to PR at the requested and recommended density is a partially related zone in the Comprehensive Plan's SR (Suburban Residential) place type designation for this property. It meets the

review criteria for partially related zones by being compatible with the current zoning of adjacent sites.
2. The PR zone at a residential intensity of 6 du/ac, with the noted condition for roadway improvement, is consistent with the Comprehensive Plan's Implementation Policies 2 and 9. Policy 2 is to ensure that development is consistent with existing community character, and Policy 9 is to coordinate infrastructure improvement with development.
3. This rezoning is consistent with the property's location in the Urban Growth Boundary of the Growth Policy Plan, which is intended to encourage a reasonably compact pattern of development, offer a wide range of housing choices and coordinate the actions of public and private sectors regarding the provision of adequate roads, utilities drainage and other public facilities and services.

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

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 6 du/ac because it is compatible with changing conditions and surrounding development, subject to 1 condition.

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: Knox County Commission

Date of Legislative Action: 12/9/2024 **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:**