CASE SUMMARY APPLICATION TYPE: REZONING



File Number:	11-T-24-RZ	Related File Number:	11-F-24-PA
Application Filed:	10/2/2024	Date of Revision:	
Applicant:	MESANA INVESTMENTS, LLC)	

PROPERTY INFORMATION

General Location:	South side of Strawberry Plains Pike, north side of Thorn Grove Pike		
Other Parcel Info.:			
Tax ID Number:	96 049 (PART OF)	Jurisdiction:	County
Size of Tract:	12.62 acres		
Accessibility:	Access is via Strawberry Plains Pike, a minor arterial street with a 23-ft pavement width within a 40-ft right-of-way. Access is also via Thorngrove Pike, a minor arterial street with an 18-ft pavement width within a 40-ft rightof-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Agriculture/Forestry/Vacant Land		
Surrounding Land Use:			
Proposed Use:		Density: 9 du/ac	
Planning Sector:	East County	Plan Designation: RC (Rural Conservation), HP (Hillside Ridgetop Protection)	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This is a forested, hilly rural residential area west of an industrial and manufacturing corridor along E Governor John Sevier Highway.		

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

Street:

0 STRAWBERRY PLAINS 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, pending approval of a rezoning case to PR (Planned Residential) up to 5 du/ac on the other part of the parcel (10-I-24-RZ).
History of Zoning:	None noted.

PLAN INFORMATION (where applicable)

Current 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 the rezoning application per the applicant's request.
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 subject property is in a rural area of East Knox County with sparse residential development, steep, forested slopes and winding street access. There are no changes in development or transportation conditions that warrant the requested PR (Planned Residential) density of 9 du/ac, which would yield a maximum of 113 homes. Staff recommends a density no higher than 5 du/ac - for a total of 83 dwellings - to align better with existing smaller residential to sizes in the area. 2. The nearest major arterial street is E Governor John Sevier Highway, where the corridor is primarily developed for industrial and manufacturing purposes with heavy frucking traffic. Commercial activity is not service-oriented or supportive of a residential intensity beyond what already exists in the area. THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE 1. The remaining portion of the site not included in this request is currently zoned A (Agricultural), and there is a coinciding request to rezone that portion of the lot to PR up to 5 du/ac (10-1-24-R2). The RB zoning is part of a large swath of grandfathered zoning that predates any General Plan or sector plans, which looked at future land use, environmental issues, and incorporated public feedback. The RB zoning throughout this region conflicts with the Knox County Comprehensive Plan and is not reflective of any existing development. The Rb 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 existing RB zone and the requested PR density of up to 9 du/ac is incompatible with this sparsely populated, wooded and steep-sloped region with winding street acces. It could have an adverse impact on traff
	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 subject property is included in the boundaries of the adopted East Knox Community Plan, which primarily focuses on ways to retain the rural character of East Knox County. The subject property is in a designated "Rural Area" of that plan, and Thorn Grove Pike is identified as a "Rural Corridor" where infrastructure expansion should be limited and natural assets preserved. The recommended rezoning from RB to PR up to 5 du/ac is aligned with the intent of this small area plan by reducing existing residential potential with a zone that allows for concentration of development to conserve scenic areas. 2. The subject parcel is in the RC (Rural Conservation) place type in the Comprehensive Plan, which permits consideration of PR up to 5 du/ac as a partially related zone. The subject property meets the additional criteria of a partially related zone by being consistent with the primary and secondary uses of the RC place type, which are detached and attached dwellings in a conservation land use pattern. The conservation development approach permitted in the PR zone is also aligned with the intent of the RC place type, which describes preserving 50 to 70 percent of a site as natural open space. 3. The PR zone at 5 du/ac is consistent with the Comprehensive Plan's Implementation Policy 9 to coordinate infrastructure improvements with development, and more specifically with policy 9.5, to avoid approving isolated developments where infrastructure is inadequate or not yet planned. The road and utility infrastructure in this area is not currently suitable for the requested residential intensity of 9 du/ac. There are few nearby amenities, such as service-oriented businesses and schools. The intensive manufacturing and industrial activity nearby is also not supportive of more residential development, with its potentially noxious environmental and trucking traffic impacts. 4. The PR zone at 5 du/ac is aligned with the property's location in t			
Action:	Withdrawn		Meeting Date:	12/12/2024
Details of Action:				
Summary of Action:	Withdraw the rezoning application per the applicant's request.			
Date of Approval:		Date of Denial:	Postponements:	11/14/2024
Date of Withdrawal:	12/12/2024			
	12/12/2021	Withdrawn prior to publication?:	Action Appealed?:	
		ATIVE ACTION AND DISPOSI	••	
Legislative Body:		ATIVE ACTION AND DISPOSI	••	
Legislative Body: Date of Legislative Action:	LEGISLA Knox County Comr	ATIVE ACTION AND DISPOSI	ΠΟΝ	

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

If "Other":

Effective Date of Ordinance:

Disposition of Case, Second Reading: