

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-D-24-RZ **Related File Number:**
Application Filed: 10/28/2024 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: West side of N Wooddale Rd, north of Asheville Hwy
Other Parcel Info.:
Tax ID Number: 62 047 **Jurisdiction:** County
Size of Tract: 11.16 acres
Accessibility: Access is via N Wooddale Road, a local street with a pavement width ranging from 17.5 - 19 ft within a 39-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 6 du/ac
Planning Sector: East County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: Residential development in the surrounding area mainly consists of single-family homes with various lot sizes. Large, undeveloped parcels lie to the east and north of the subject property. Asheville Highway, which serves as a commercial corridor, is 950 ft to the south.

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

Street: 205 N WOODDALE RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential) up to 6 du/ac
Previous Requests:
Extension of Zone: Yes, it is an extension from the west side.
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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone with up to 6 du/ac because it is consistent with the Knox County Comprehensive Plan.

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Development trends in the area have primarily been residential and commercial in nature. Since the early 1980s, the surrounding area has experienced a steady transition from A (Agricultural) zoning to commercial and residential zoning. Commercial zoning has been concentrated along Asheville Highway, a major commercial corridor 950 ft south of the subject property. Residential zoning has been to the PR (Planned Residential) zone with densities ranging from up to 4.5 to up to 12 du/ac.
2. The construction of a 141-unit subdivision is underway 0.65 miles west of the subject property. A portion of the new subdivision abuts the subject property on the northwest side.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone provides flexibility for optional land development methods and encourages more imaginative solutions to environmental design problems. There are closed contours that could possibly be sinkholes on the western side of the property, concentrated near the southwestern corner (Exhibit A, Topographical Map).
2. The PR zone also intends to ensure potential development is harmonious with the surrounding area. PR zoning is prevalent in this area, with densities ranging from up to 4.5 to up to 12 du/ac.

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

1. Based on the minimum lot area alone, the subject property could yield up to 66 lots. The requested density is compatible with the residential development trends near this section of Asheville Highway, which consist of single-family dwellings on a range of lot sizes. As such, the rezoning is not anticipated to adversely impact the surrounding area.
2. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval before construction begins. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.

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 Comprehensive Plan has designated the subject property with the SR (Suburban Residential) Place Type, which allows consideration of the PR zone with a density of 6 du/ac.
2. The PR zone is partially related to the SR place type. Per Appendix H of the Comprehensive Plan, additional approval criteria are required for partially related zones. The rezoning meets the first of these criteria, as the allowable land uses in the PR zone align with the preferred housing mix of the SR place type.
3. The rezoning complies with the Comprehensive Plan's Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. As previously

mentioned, the subject property is just north of Ashville Highway, a growing commercial corridor with retail amenities to support a rezoning of this site.

4. The rezoning also complies with the East Knox County Small Area Plan, which recommends concentrating residential development near development corridors such as Asheville Highway.

5. The subject property is located within the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact pattern of development. The requested density of up to 6 du/ac aligns with its intent.

Action: Approved

Meeting Date: 12/12/2024

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 6 du/ac because it is consistent with the Knox County Comprehensive Plan.

Date of Approval: 12/12/2024

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: 1/27/2025

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: