

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-D-20-RZ **Related File Number:**
Application Filed: 12/30/2019 **Date of Revision:**
Applicant: SCOTT DAVIS / MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: West side of Thompson School Rd, adjacent to Wheatmeadow subdivision, east of Coppock Rd
Other Parcel Info.:
Tax ID Number: 20 158.01 **Jurisdiction:** County
Size of Tract: 43.83 acres
Accessibility: Thompson School Road is a major collector with a pavement width of 18.6 feet and a right-of-way width of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/Forestry/Vacant (vacant parcel)
Surrounding Land Use:
Proposed Use: Single Family Residential **Density:** 1-5 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been transitioning from a rural area to a residential area with small, single-family lots. Rezoning to PR began in the mid-1990s, with PR developments being built through the early 2000s. Gibbs Elementary, Middle, and High Schools are nearby to the east off of Tazewell Pike.

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

Street: 7711 Thompson School Rd.
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: None noted for this property
Extension of Zone: PR zoning with up to 4 du/ac is to the east
History of Zoning: None noted for this property

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: Michelle Portier

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) designation and is near Gibbs schools.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 area has been transitioning towards PR zoning since the early 2000's, with several rezonings from the Agricultural zone to the Planned Residential zone occurring since then.

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

1. The proposed amendment to PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

THE 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. If rezoned with the maximum density allowed, the development could hold up to 219 dwelling units and generate approximately 2139 trips per day, so a traffic impact analysis would be required with the development review.
2. The site has good proximity to amenities - it is approximately 2 miles by vehicle to Gibbs Elementary, Middle, and High schools and is near Gibbs Fountain Park.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The current sector plan designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of Knox County.
2. PR zoning is adjacent to the northeast and is nearby to the south.
3. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

Action: Approved

Meeting Date: 2/13/2020

Details of Action:

Summary of Action: The Planning Commission approved PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) designation and is near Gibbs schools.

Date of Approval: 2/13/2020

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: 4/27/2020

Date of Legislative Action, Second Reading

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved PR up to 4.25 du/ac

Date of Legislative Appeal:

Effective Date of Ordinance: