

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-U-24-RZ **Related File Number:**
Application Filed: 5/30/2024 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: West side of George Light Rd, north of Rather Rd
Other Parcel Info.:
Tax ID Number: 89 166 **Jurisdiction:** County
Size of Tract: 6.71 acres
Accessibility: Access is via George Light Rd, a local street with a pavement width of 16 ft 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 5 du/ac
Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protectio
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily small lot, single family residential subdivisions and large forested and agricultural tracts.

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

Street: 3239 GEORGE LIGHT RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential), TO (Technology Overlay)
Previous Requests:
Extension of Zone: No, this is not an extension.
History of Zoning: The Technology Overaly was placed on this property in 1983 (12-FF-83-RZ).

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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development. The TO (Technology Overlay) would be retained.

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. Since 1983, there have been some A to RA and PR rezonings at densities of 1-5 du/ac in the area. The general trend along George Light Rd consists of small and medium sized-lots and single family detached residential houses with large agricultural tracts just to the east.

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

- 1. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property. The Hillside Protection Area runs through most of the property, and there are slopes in the 15-25% and 25-40% ranges. The flexibility of the PR zone makes it an appropriate zone to consider.
- 2. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses. At the requested density of 5 du/ac, this property could accommodate up to 33 dwellings. At the recommended density of 3 du/ac, a maximum of 20 units could be built, which is more in line with the subdivisions in the area.
- 3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.
- 4. Properties in the TO zone also require TTCCA approval of rezoning requests. This request will be heard at the July 8, 2024 TTCCA meeting (Case 4-A-24-TOR).

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. This property has steep slopes through the rear of the property and the Hillside Protection area includes 5.7 acres of this 6.7-acre site. The recommended land disturbance within the Hillside & Ridgetop Protection Plan is 3.6 acres.
- 2. The Hardin Valley Mobility Plan was created in 2019. George Light Road, a unstriped 16 ft local road is not suitable for a high number of dwellings and has implemented the Right-In, Right-Out Safety Measure Project (S-14) to improve safety for the existing community. Road improvements would need to be done in order to accommodate more density or office uses.
- 3. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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's place type in the Knox County Comprehensive Plan is SR (Suburban Residential), and the PR district with a density no greater than 12 du/ac can be considered as a partially related zone. PR up to 3 du/ac is consistent with the SR place type, which is predominantly single family subdivisions with lots smaller than one acre and attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home.

2. This property is in the Technology Overlay. All developments other than single family residences and duplexes require TTCDA (Tennessee Technology Corridor Development Authority) design guideline review.

3. This property abuts single family subdivisions along George Light Rd. Residential development at the recommended density is consistent with the Knox County's Comprehensive Plan's Implementation Policy 2, Ensure that development is sensitive to existing community character and Policy 7.2, which encourages conservation subdivisions and development practices that conserve and connect natural features and habitat.

4. The PR zone is listed as partially related in the SR place type per Appendix H (Place Type and Zoning Correspondence Matrix) of the Knox County Comprehensive Plan. Partially related zoning districts may be appropriate but must meet one of three criteria listed in Appendix H. The proposed PR zoning with the recommended conditions and required development plan review by the Planning Commission is compatible with the current zoning of adjacent sites.

Action: Approved with Conditions **Meeting Date:** 7/11/2024

Details of Action: Approve PR (Planned Residential) up to 5 du/ac, subject to one condition: The applicant will widen George Light Rd to 20 feet including the final asphalt surface and striping along the entirety of the

property's frontage and south to Beaver Glade Ln prior to recording the plat.

Summary of Action: Approve PR (Planned Residential) up to 5 du/ac, subject to one condition: The applicant will widen George Light Rd to 20 feet including the final asphalt surface and striping along the entirety of the

property's frontage and south to Beaver Glade Ln prior to recording the plat.

Date of Approval: 7/11/2024 **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: 8/19/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved with Conditions

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: