

▶ **FILE #:** 12-I-17-RZ

**AGENDA ITEM #:** 47

**AGENDA DATE:** 12/14/2017

▶ **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): Mesana Investments, LLC

TAX ID NUMBER: 162 05613

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 12000 S Northshore Dr

▶ **LOCATION:** Northwest side S. Northshore Dr., northeast of Charlottesville Blvd.

▶ **APPX. SIZE OF TRACT:** 11.86 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via S. Northshore Dr., a minor arterial street with 21' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** A (Agricultural) and F (Floodway)

▶ **ZONING REQUESTED:** PR (Planned Residential) and F (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential development

**DENSITY PROPOSED:** 3 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning from the west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Floodway / F (Floodway)

South: S. Northshore Dr., vacant land / A (Agricultural)

East: Vacant land / A (Agricultural)

West: Residential subdivision / PR (Planned Residential) at up to 2.5 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural to low density residential uses under A and PR zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac.**

PR is an appropriate zone for residential development of this site and is consistent with the sector plan proposal for the property. The property is designated as Rural Area on the Growth Policy Plan, but is adjacent to the Planned Growth Area to the west, so the requested density is consistent with Growth Plan Policies.

**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. PR is the most appropriate residential zone that can be considered for this site. The recommended density is compatible with the surrounding development and zoning pattern.
2. PR zoning at the proposed density is consistent with the recommended LDR sector plan proposal for the site.
3. The proposed density is just slightly higher than the adjacent Jefferson Park subdivision, and is consistent with other nearby residential developments, where PR densities range between 2.4 and 3.5 du/ac.
4. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

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

1. 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. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for proposed development of this site.

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. PR zoning at the recommended density will allow use of the property for residential development, while maintaining compatibility with surrounding development and zoning. The requested 3 du/ac is consistent with the prevailing densities in the area.
2. Based on the reported acreage of 11.86 acres, the requested density of 3 du/ac would allow for a maximum of 35 dwelling units to be proposed for the site. That number of detached units would add approximately 395 vehicle trips per day to the street system and would add approximately 14 children under the age of 18 to the school system.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.
5. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site.

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 Southwest County Sector Plan designates this site for low density residential uses, consistent with PR zoning at up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future requests for PR zoning in the future on other A-zoned properties in the area, consistent with the sector plan proposal.
4. This proposal does not present any apparent conflicts with any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT: 395 (average daily vehicle trips)

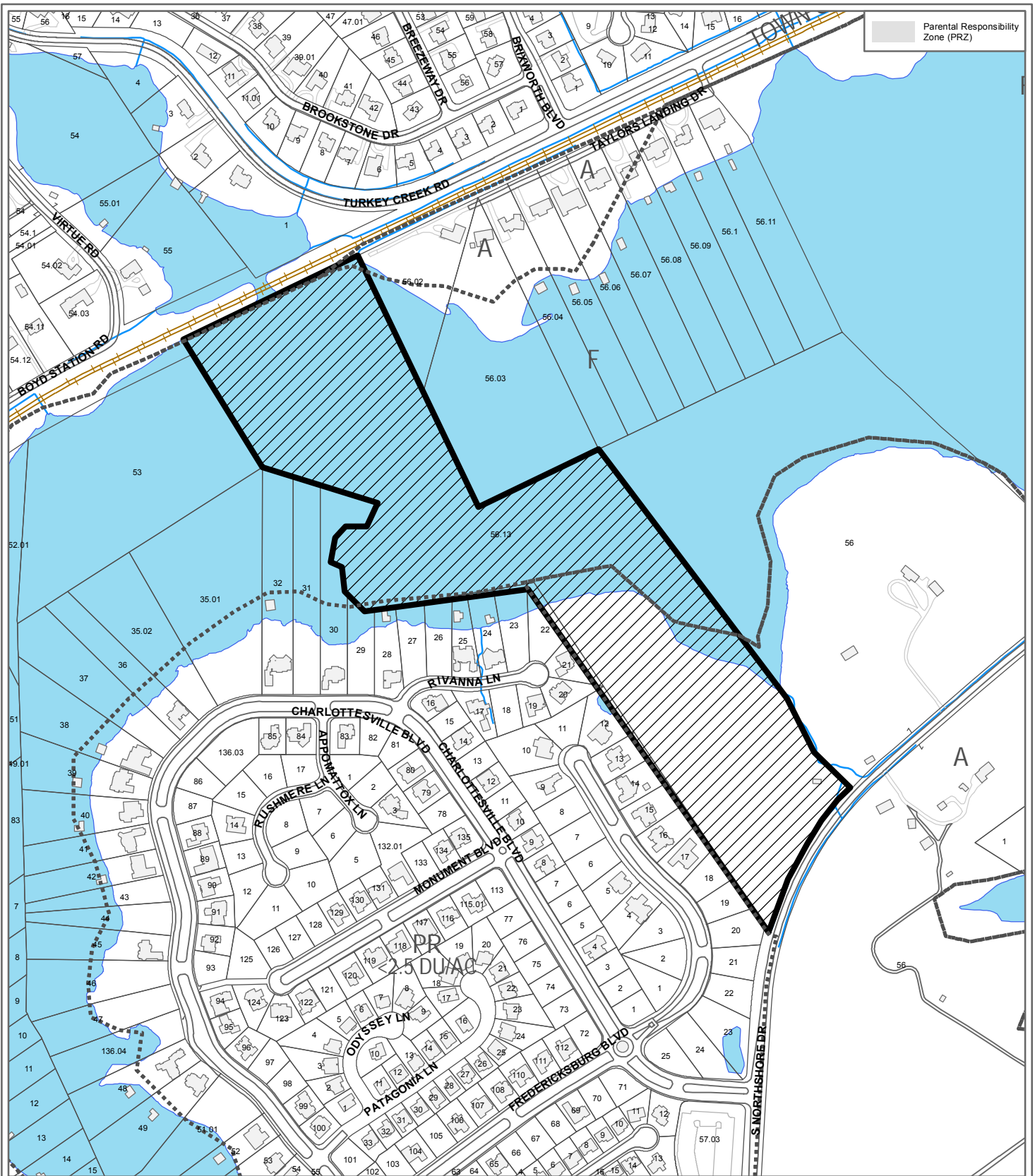
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 14 (public school children, ages 5-18 years)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 1/22/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**12-I-17-RZ  
REZONING**

From: A (Agricultural) and F (Floodway)  
To: PR (Planned Residential) and F (Floodway)



Petitioner: Mesana Investments, LLC

Map No: 162  
Jurisdiction: County



Original Print Date: 11/13/2017 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

SP: LDR, W

KNOXVILLE-KNOX COUNTY  
**MPC**  
METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE  
Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**REZONING**     **PLAN AMENDMENT**

Name of Applicant: Mesana Investments, LLC  
Date Filed: 10-30-2017 Meeting Date: 12/14/17  
Application Accepted by: M. Payne  
Fee Amount: 1,389.50 File Number: Rezoning 12-I-17-RZ  
Fee Amount: 7 File Number: Plan Amendment 74



**PROPERTY INFORMATION**

Address: 12000 S. Northshore  
General Location: S. Northshore Drive  
M/S S Northshore Dr.  
due N. of Charlotteville Blvd  
Parcel ID Number(s): Map 162 Parcel 056 (Part)  
Tract Size: 11.86 acres  
Existing Land Use: Vacant  
Planning Sector: Southwest County  
Growth Policy Plan: Rural  
Census Tract: 58.12  
Traffic Zone: 243  
Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 5th District

**PROPERTY OWNER**     **OPTION HOLDER**

PLEASE PRINT  
Name: Mesana Investments LLC  
Company: Scott Davis  
Address: P O Box 11315  
City: Knoxville State: TN Zip: 37939  
Telephone: (865) 806-8008  
Fax: (865) 693-7465  
E-mail: swd444@gmail.com

**Requested Change**

**REZONING**

FROM: A3, A, F  
TO: PR, F

**PLAN AMENDMENT**

One Year Plan     \_\_\_\_\_ Sector Plan  
FROM: N/A  
TO: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:  
PLEASE PRINT  
Name: Scott Davis  
Company: Mesana Investments, LLC  
Address: P O Box 11315  
City: Knoxville State: TN Zip: 37939  
Telephone: (865) 806-8008  
Fax: (865) 693-7465  
E-mail: swd444@gmail.com

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]  
PLEASE PRINT  
Name: Scott Davis  
Company: Mesana Investments, LLC  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**PROPOSED USE OF PROPERTY**

Planned Residential  
Density Proposed 3 Units/Acre  
Previous Rezoning Requests: \_\_\_\_\_