

REZONING REPORT

► **FILE #:** 8-D-19-RZ

AGENDA ITEM #: 30

AGENDA DATE: 8/8/2019

► **APPLICANT:** SCOTT DAVIS / MESANA INVESTMENTS

OWNER(S): Mesana Investments, LLC

TAX ID NUMBER: 104 192.01 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Ball Camp Pike

► **LOCATION:** South of Ball Camp Pike and northeast of the intersection of Hitching Post Drive and Wayside Road

► **APPX. SIZE OF TRACT:** 6.4 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: The property is a flag lot, with Hitching Post Drive forming the flag stem and providing access from Ball Camp Pike, a minor arterial. The County is purchasing Hitching Post Drive, which will be a local road. It has a pavement width of approximately 20 feet and a right-of-way width of 40 feet.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

► **PRESENT ZONING:** A (Agricultural)

► **ZONING REQUESTED:** PR (Planned Residential)

► **EXISTING LAND USE:** Agricultural/Forestry/Vacant

► **PROPOSED USE:** Single Family Residential

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: PR (Planned Residential)

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Agricultural/Forestry/Vacant - A (Agricultural)

South: Single Family Residential - PR (Planned Residential)

East: Agricultural/Forestry/Vacant - A (Agricultural)

West: Public Parks - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The area is predominantly comprised of single family residential in planned residential developments. Densities of adjacent subdivisions range from 2.5 to 4.69 du/ac.

STAFF RECOMMENDATION:

► **Approve the requested PR (Planned Residential) zoning with up to 4.5 du/ac (applicant requested 5 du/ac).**

Staff recommends approval of the requested PR (Planned Residential) zoning of up to 4.5 du/ac, subject to the condition that the development be built with sidewalks on one side of the street, since the zone is compatible

with the sector plan designation, the density of the proposed development is comparable to the surrounding PR development densities, and a portion of the development is located within the School Parental Responsibility Zone.

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 property is located in the Planned Growth Area of the Growth Policy Plan.
2. The larger agricultural tracts in the area have been transitioning into planned residential subdivisions since the 1990s.
3. This property is adjacent to several PR zoned neighborhoods with the following densities:
 - a. Middleton Park: 74 lots on 21.17 acres = 3.5 du/ac
 - b. Trails End (earlier, eastern portion of development) = 123 lots on 49.27 acres = 2.5 du/ac
 - c. Trails End (later, western side of the development): 122 lots on 44 acres = 2.77 du/ac
 - d. Nicolas Landing: 39 lots on 8.31 acres = 4.69 du/ac

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. A planned unit development shall be compatible with the surrounding or adjacent zones and this shall be determined by the Planning Commission during the Use on Review process.

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 with up to 4.5 du/ac is compatible with the proposed LDR sector plan designation and any impacts would be addressed during the use on review process.
2. A portion of the property (the first 140 feet measuring from Hitching Post Drive eastward) is located in the Ball Camp Elementary School Parental Responsibility zone. Sidewalks should be required on one side of the street throughout the development.

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 proposed amendment is consistent with and not in conflict with any adopted plans.
2. The property is in Flood Zone X but is not located in a flood plain or flood way.

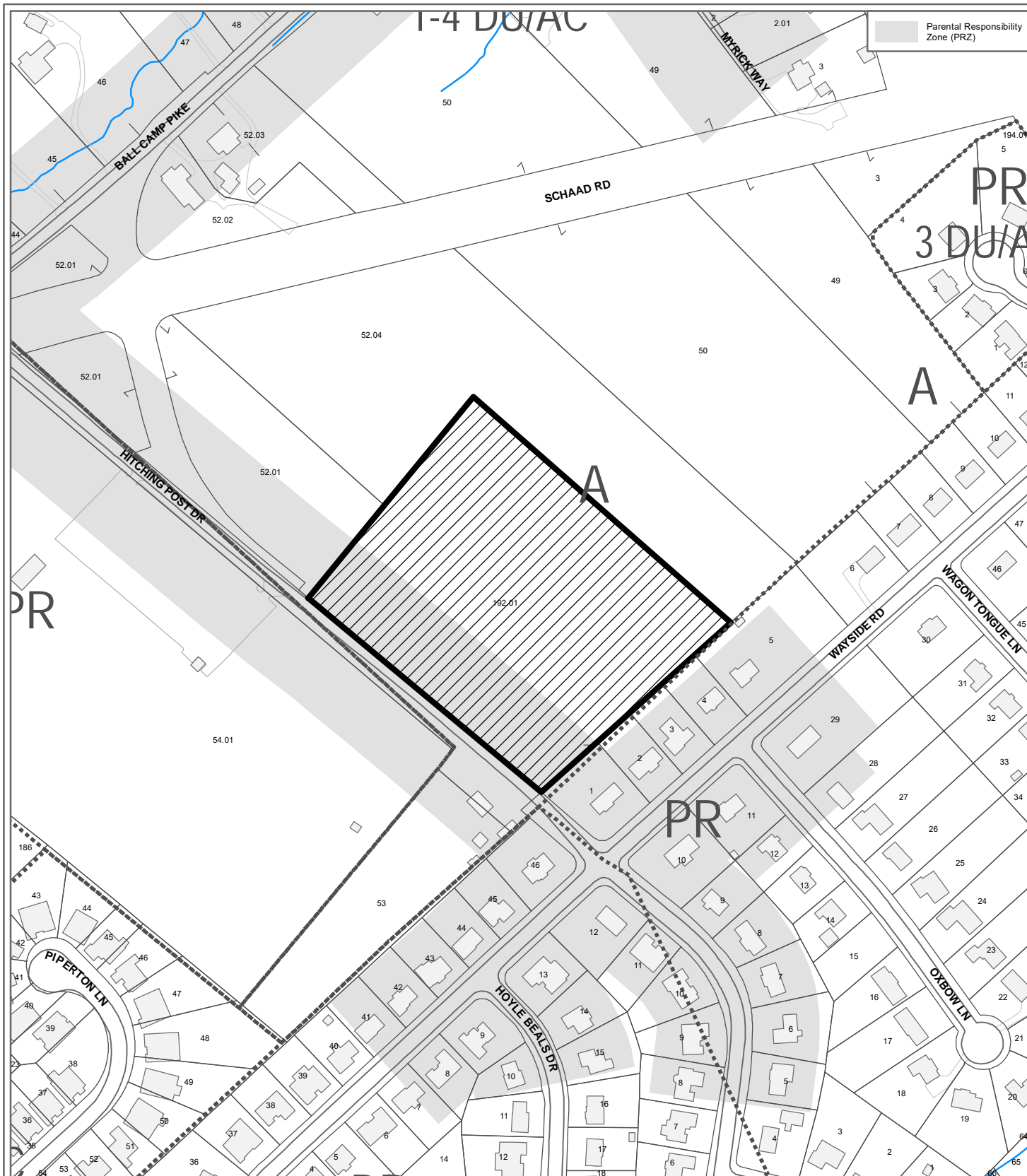
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 13 (public school children, grades K-12)

Schools affected by this proposal: Ball Camp Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

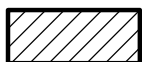
If approved, this item will be forwarded to Knox County Commission for action on 9/23/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



8-D-19-RZ REZONING

From: A (Agricultural)

To: PR (Planned Residential)



Petitioner: Davis / Mesana Investments,
Scott

Map No: 104

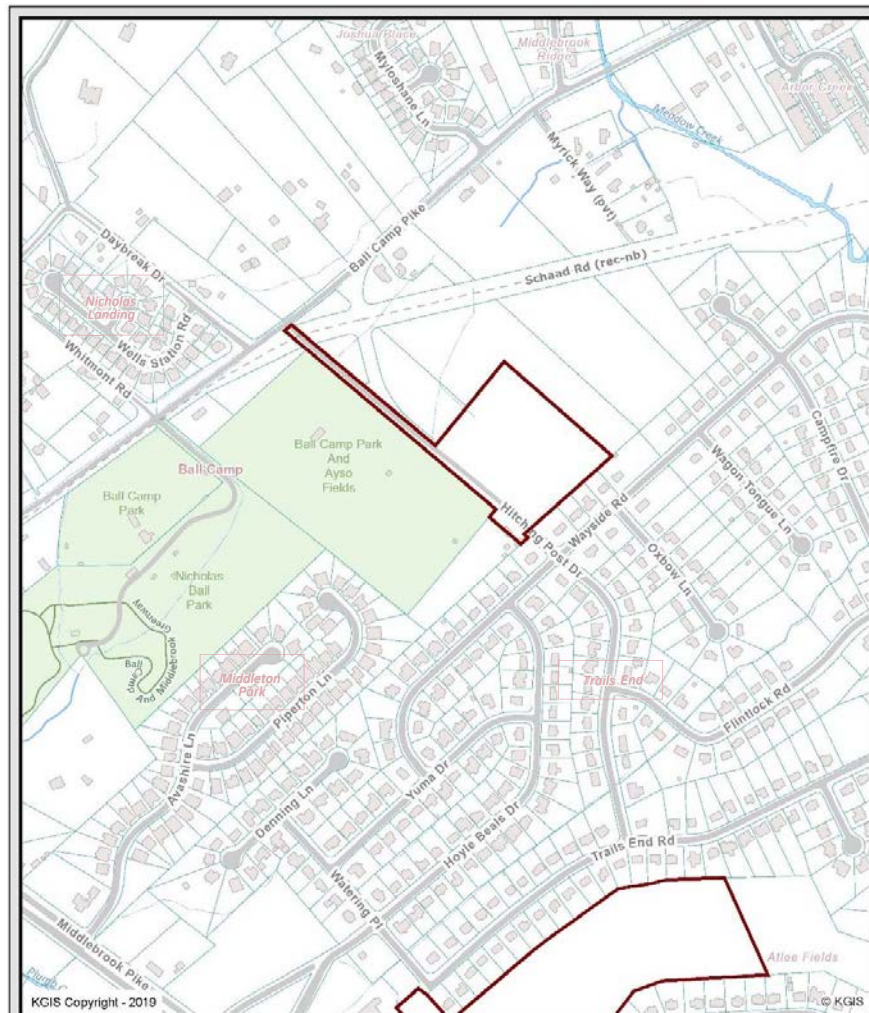
Jurisdiction: County



Original Print Date: 7/15/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

8-D-19-RZ

Exhibit A. Contextual Images



8-D-19-RZ: Location Map
0 Hitching Post Dr. (south of intersection with Ball Camp Pike)

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0 250 500 1,000
ft

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8-D-19-RZ: Aerial Map
0 Hitching Post Dr. (south of intersection with Ball Camp Pike)

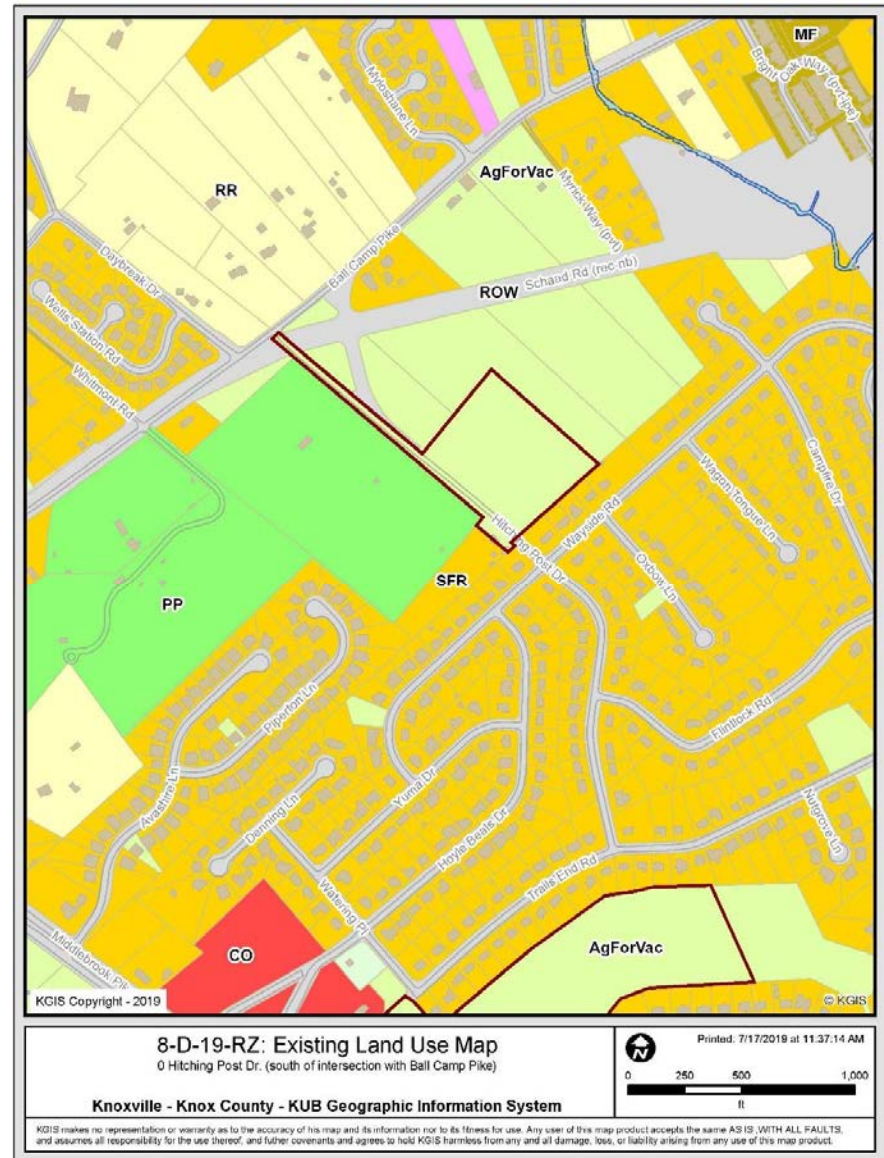
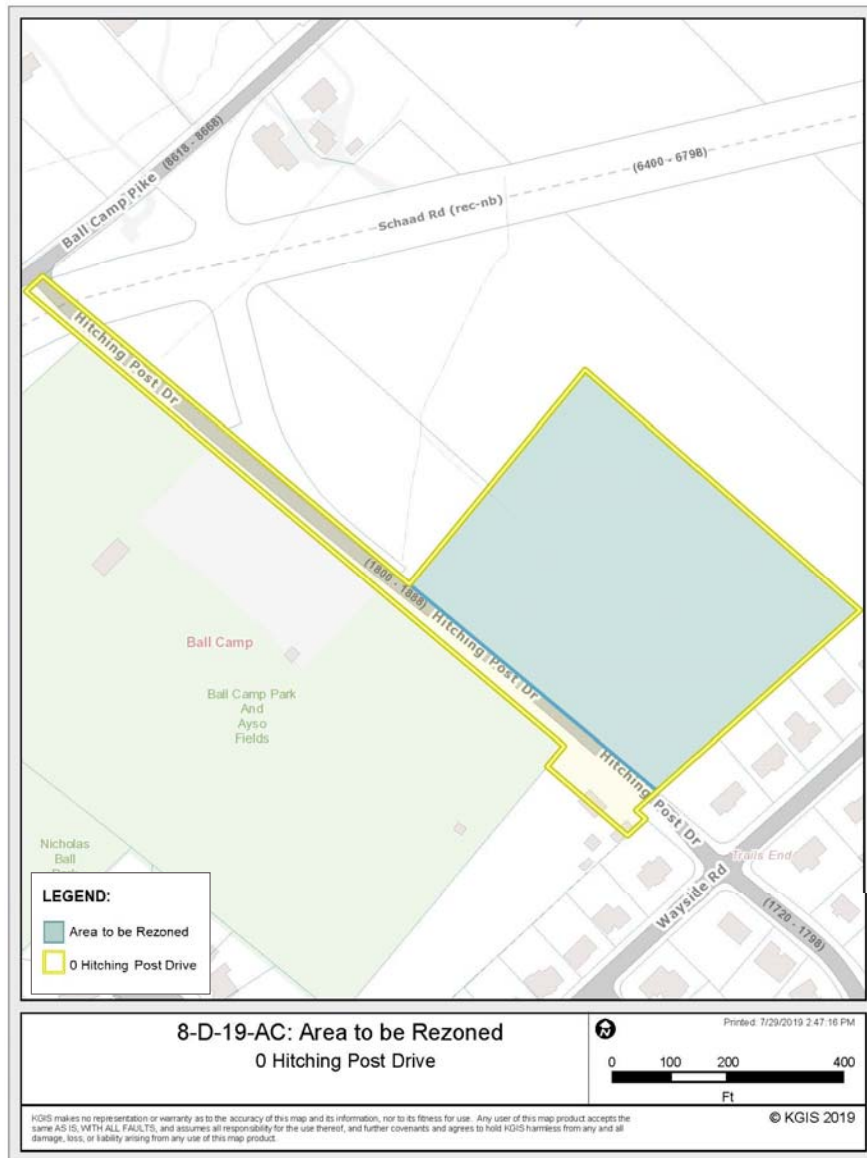
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ft

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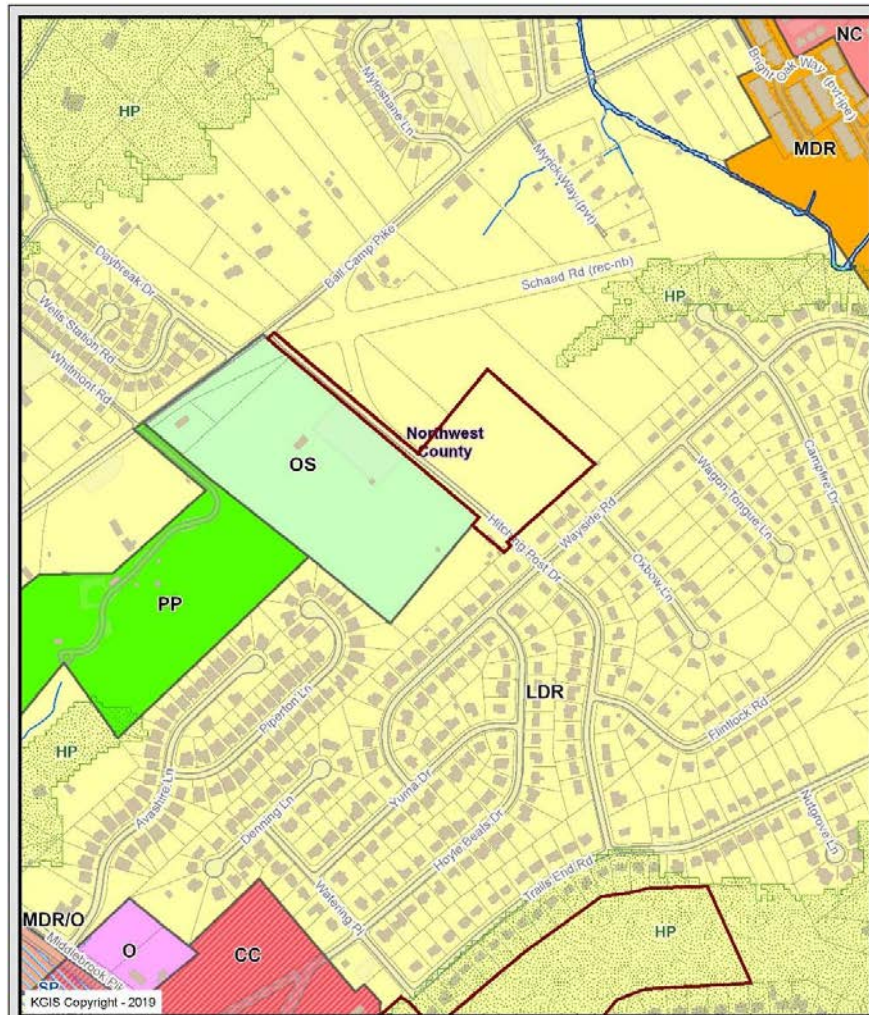
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Exhibit A. Contextual Images



8-D-19-RZ

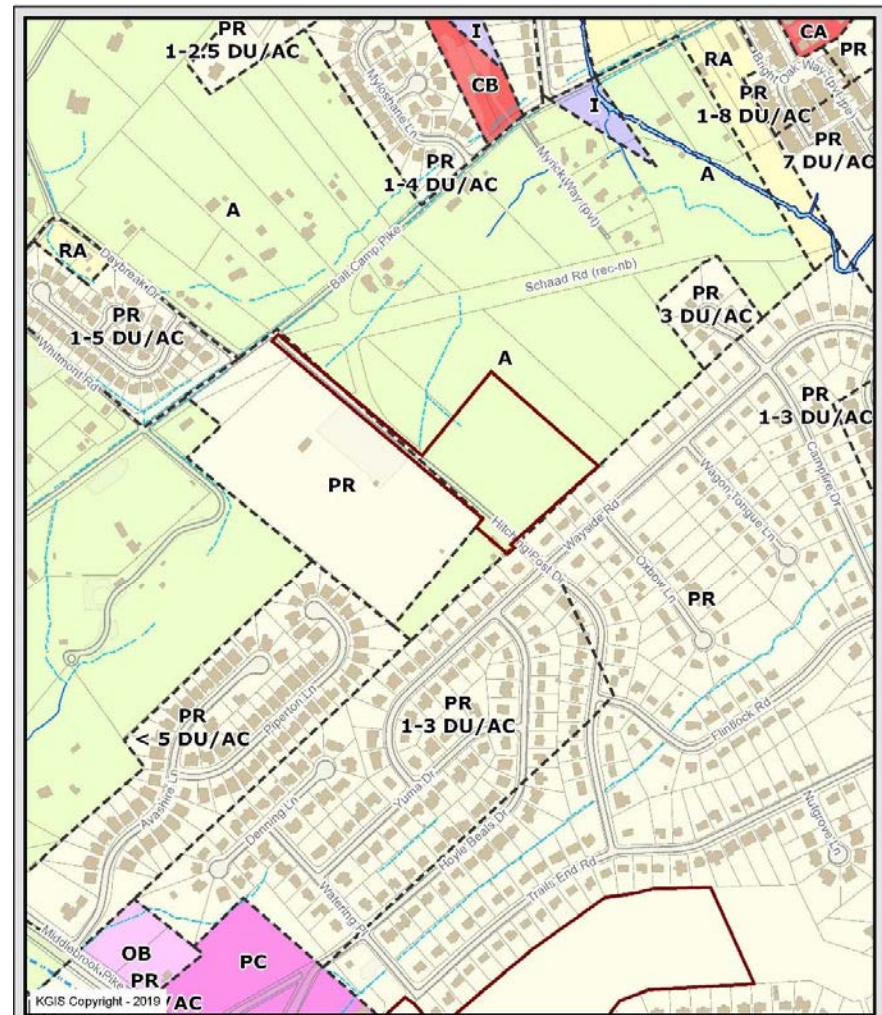
Exhibit A. Contextual Images



8-D-19-RZ: Sector Plan Map (Future Land Use)
0 Hitching Post Dr. (south of intersection with Ball Camp Pike)

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8-D-19-RZ: Zoning Map
0 Hitching Post Dr. (south of intersection with Ball Camp Pike)

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DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

RECEIVED

JUN 24 2019

Knoxville-Knox County
Planning

6/24/19
Date Filed

8/8/19
Meeting Date

8-D-19-RZ
File Number(s)

APPLICATION CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Owner ☒ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Scott Davis
Name

Mesava Investments, LLC
Company

P.O. Box 11315
Address

Knoxville
City

TN
State

37939
Zip

865-806-8008
Phone

swd444@gmail.com
Email

CURRENT PROPERTY INFO

Ocho Company, G.P.
Owner Name (if different)

150 Major Reynolds Pl., Knoxville, TN 37919
Owner Address

Owner Phone

Hitching Post Dr.
(Ball Camp Pk.)
Property Address

104 192.01 (part of)
Parcel ID

Near the corner of Wayside Road and Hitching Post Drive
General Location

6.4 acres (+/-)
Tract Size

A
Zoning District

Vacant
Existing Land Use

Northwest Co.
Planning Sector

LDR
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation



Jurisdiction (specify district above) ☐ City Council ☒ County Commission

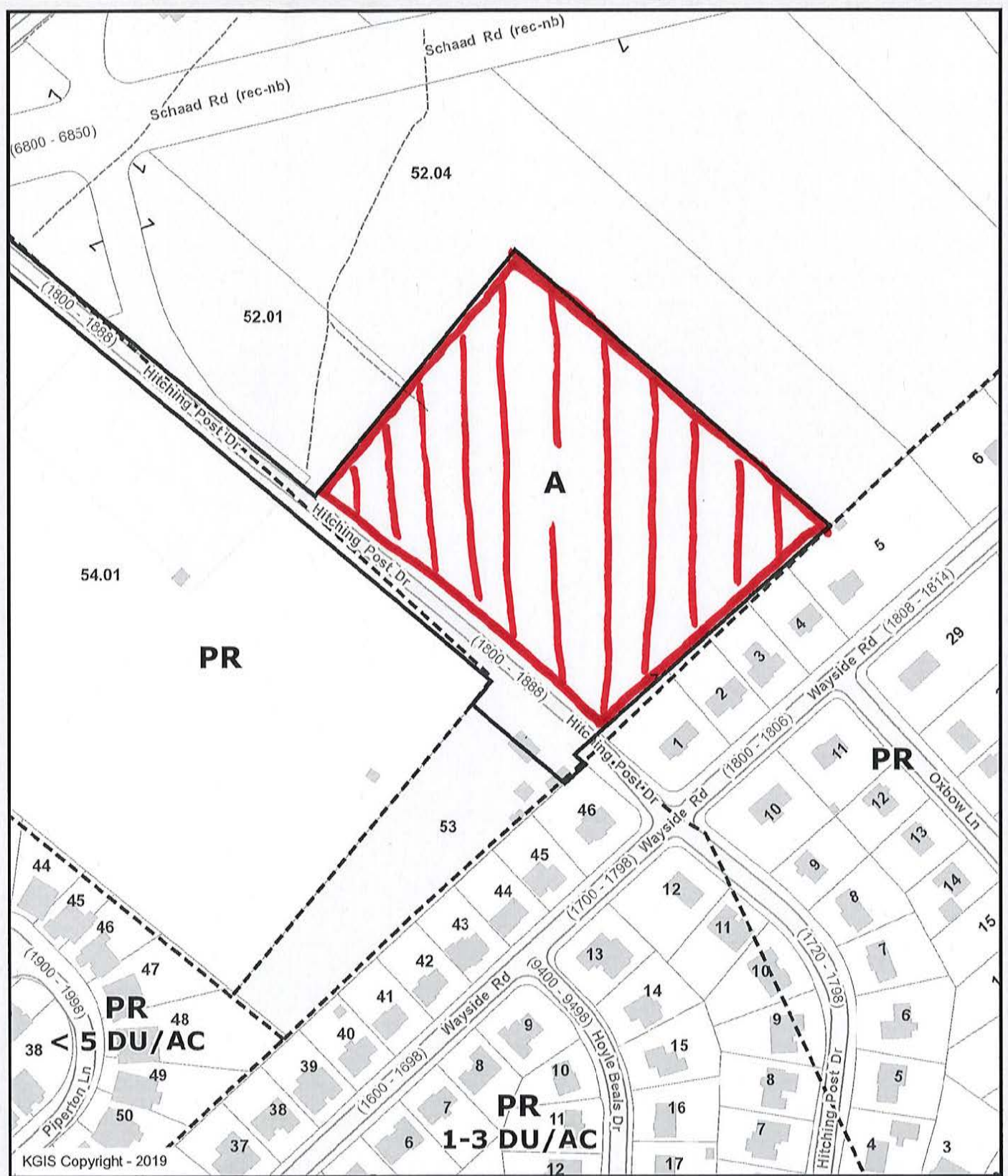
REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____		
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____		Unit / Phase Number _____
	<input type="checkbox"/> Concept Plans in Planned District or Zone <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements		
ZONING	<u>Single Family Residential</u> <u>5</u> <u>N/A</u> <input type="checkbox"/> Proposed Property Use (specify) Proposed Density (units/acre) Previous Rezoning Requests <input checked="" type="checkbox"/> Zoning Change <input type="checkbox"/> Plan Amendment Change <u>PR 1-5</u> Proposed Zoning Proposed Plan Designation(s) <input type="checkbox"/> Other (specify): _____		

STAFF USE ONLY	ATTACHMENTS		FEE 1:	TOTAL:
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		<u>920.⁰⁰</u>	
	ADDITIONAL REQUIREMENTS		FEE 2:	
	<input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study		FEE 3:	
				<u>920.⁰⁰</u>

AUTHORIZATION

 Staff Signature	<u>Michael Reynolds</u> Please Print	<u>6/24/2019</u> Date
 Applicant Signature	<u>Scott Davis</u> Please Print	<u>6/24/19</u> Date

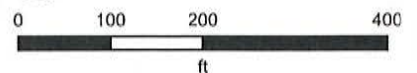


Letter Portrait

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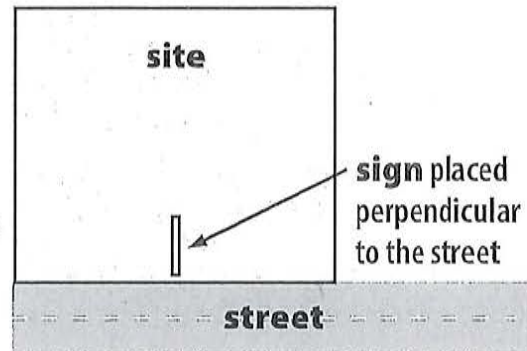
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

7/24/2019 and 8/9/2019
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Drew Staten

Printed Name: Drew Staten

Phone: 865-654-7311 Email: drew.staten2019@gmail.com

Date: 6/24/19

File Number: 8-D-19-RZ