

REZONING REPORT

▶ **FILE #:** 12-F-19-RZ

AGENDA ITEM #: 18

AGENDA DATE: 12/12/2019

▶ **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): Charlsie Englehardt

TAX ID NUMBER: 104 06901

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 8813 Ball Camp Pike

▶ **LOCATION:** North side of Ball Camp Pike, east of Middlebrook Pike intersection

▶ **APPX. SIZE OF TRACT:** 4.25 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Camp Pike, a minor arterial with a pavement width of 20.3 feet within a right of way width of 112 feet. This section of Ball Camp Pike is also part of the non-built portion of the Schaad Road extension

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:** RR (Rural Residential)

▶ **PROPOSED USE:** Single family residential

DENSITY PROPOSED: 1-5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - A

South: Single family residential - A

East: Single family residential - A

West: Rural residential - A

NEIGHBORHOOD CONTEXT: The area consists primarily of large lot agricultural zoned properties. The property is located within 1200 feet of the intersection of Ball Camp Pike and Middlebrook Pike and is within the Parental Responsibility Zone of Ball Camp Elementary within 800 feet of the Nicholas Landing subdivision.

STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zoning up to 5 du/ac which is consistent with the sector plan designation of LDR for this area.**

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 Northwest County Sector is the fastest growing area of Knox County.
2. This area will be serviced by the Schaad Road extension improvements where the existing Ball Camp Pike is located now, which will include sidewalks along Schaad Road as part of the improvements.

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

1. The PR (Planned Residential) zone 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. The proposed amendment will provide an opportunity for increased residential housing within 300 feet of Ball Camp Elementary school, which is within the Parental Responsibility Zone for Knox County Schools.
2. Sidewalks should be provided within the proposed development to link to the forthcoming Schaad Road improvements that will create a walkable neighborhood for the Ball Camp Elementary School.

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 sector plan designation of LDR for this area.
2. The proposed amendment does not appear to be in conflict with any other adopted plans in Knox County.

ESTIMATED TRAFFIC IMPACT: 250 (average daily vehicle trips)

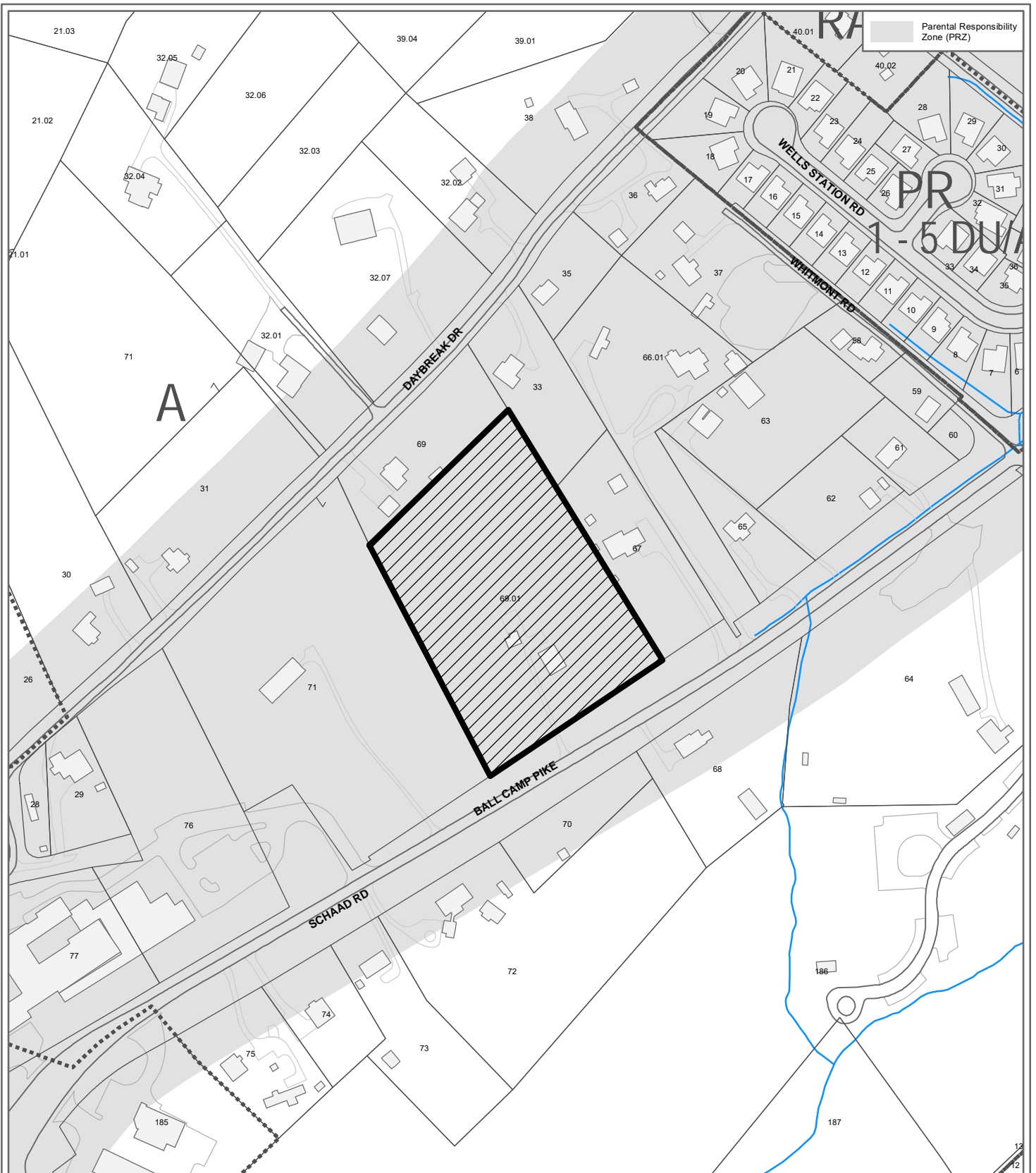
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 9 (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 1/27/2020. 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.



**12-F-19-RZ
REZONING**

From: A (Agricultural)

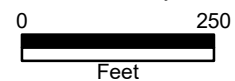
To: PR (Planned Residential)



Petitioner: Mesana Investments, LLC

Map No: 104

Jurisdiction: County



Original Print Date: 11/7/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Mesana Investments, LLC

Applicant

10/28/19

12/12/19

12-F-19-RZ

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Scott Davis

Mesana Investments, LLC

Name

Company

P.O. Box 11315

Knoxville

TN

37939

Address

City

State

Zip

(865) 806-8008

swd444@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Charlsie Engelhardt

1610 Lopez Rd., Oceanside, CA 92054

Owner Name (if different)

Owner Address

Owner Phone

8813 Ball Camp Pike

104 069.01

Property Address

Parcel ID

E of Middlebrook Pike intersection N/S
Near the Middlebrook Pike and Ball Camp Pike intersection

4.25 acres (+/-)

General Location

Tract Size

6 - County Commission

A

Jurisdiction (specify district above) City County

Zoning District

Northwest County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Single family residential

Y

WKUD

WKUD

Existing Land Use

RR

Septic (Y/N)

Sewer Provider



Water Provider

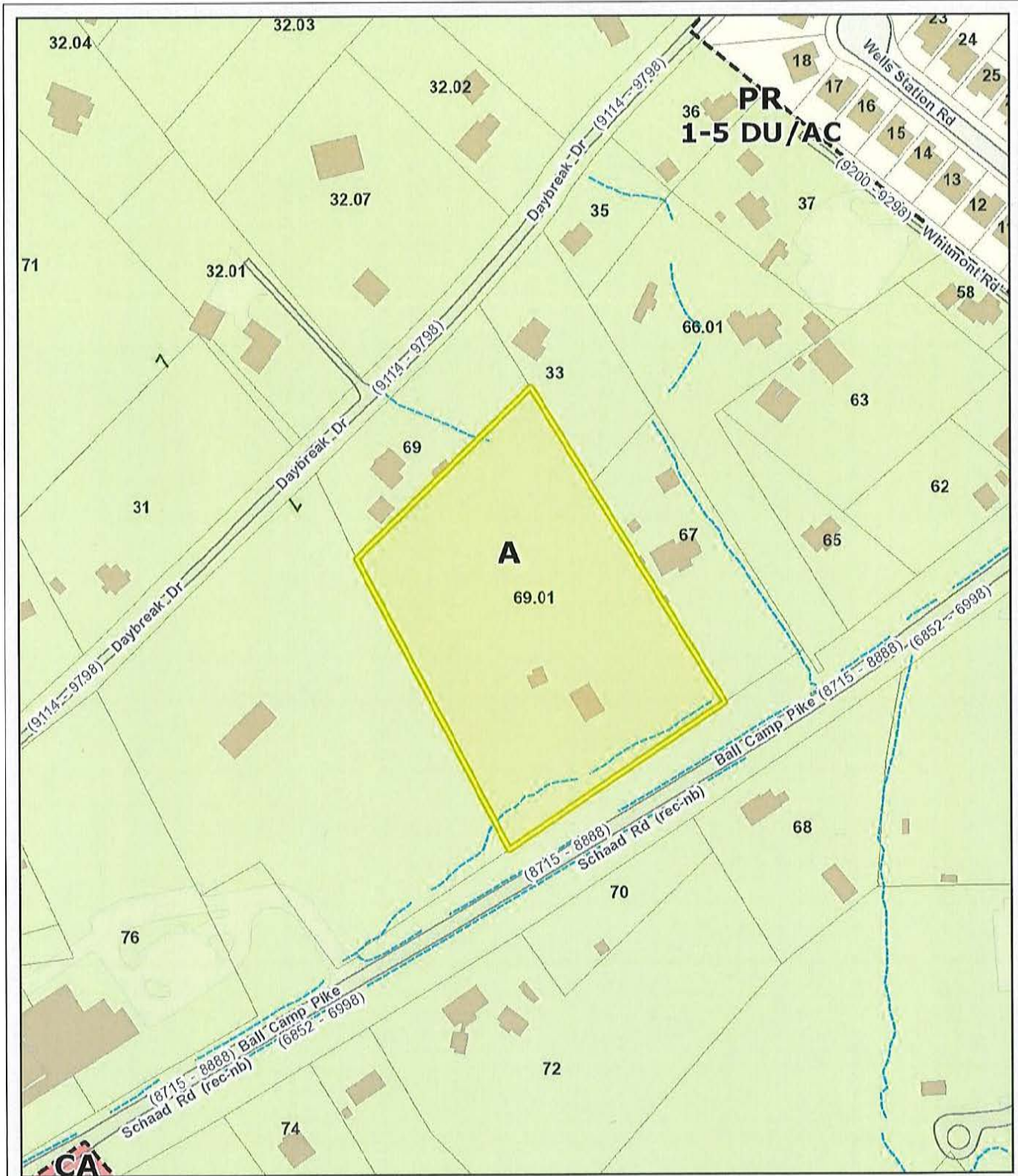
REQUEST

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"/> 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	<input checked="" type="checkbox"/> Zoning Change: <u>PR 1 - 5</u> Proposed Zoning _____		
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____		
	Single family residential	5	N/A
	<input checked="" type="checkbox"/> Proposed Property Use (specify)	Proposed Density (units/acre)	Previous Rezoning Requests
<input type="checkbox"/> Other (specify): _____			

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: RZ \$600.00	TOTAL:
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <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:	

AUTHORIZATION

 Staff Signature	ELIZABETH ALBERTSON Please Print	10/28/19 Date
 Applicant Signature	Scott Davis Please Print	10/28/19 Date



12-F-19-RZ
 Mesana Investments, LLC



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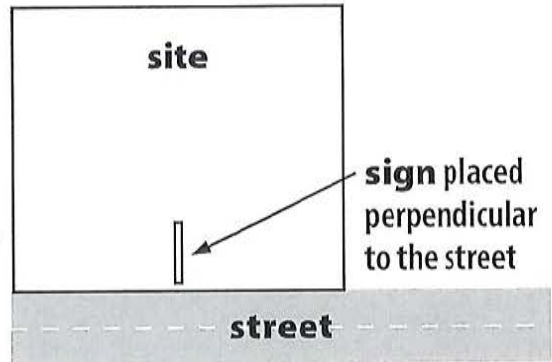
REQUIRED SIGN POSTING AGREEMENT

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:

11/27/19 and 12/13/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Lee Duncan*

Printed Name: SCOTT DAVIS / LEE DUNCAN

Phone: 865-641-3018 Email: swd444@gmail.com cled66@yahoo

Date: OCT 28 2019

File Number: 12-F-19-RZ

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