

REZONING REPORT

▶ **FILE #:** 6-G-19-RZ

AGENDA ITEM #: 27

AGENDA DATE: 6/13/2019

▶ **APPLICANT:** MESANA INVESTMENTS, LLC / SCOTT DAVIS

OWNER(S): Mesana Investments, LLC

TAX ID NUMBER: 61 065.01

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7501 Mary Lay Ln

▶ **LOCATION:** **South of North Wooddale Road and southeast of Ruggles Ferry Pike, on the south end of Mary Lay Lane**

▶ **APPX. SIZE OF TRACT:** 1.74 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: This parcel is planned to be part of the Neals Landing subdivision, which includes the two parcels directly adjacent to the south. Accessibility would be from a cul-de-sac off of Neals Landing Road and would be assessed as part of that development's review process should the rezoning be approved.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking East Creek

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

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

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

▶ **PROPOSED USE:** Residential

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: PR (Planned Residential)

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Single Family Residential - A (Agricultural)

South: Agricultural/Forestry/Vacant - PR (Planned Residential)

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

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

NEIGHBORHOOD CONTEXT: There is a cluster of large lot residential (1-acre lots and greater) to the north and either vacant or agricultural land to the east, west, and south.

STAFF RECOMMENDATION:

▶ **Staff recommends approval of the requested PR (Planned Residential) zoning up to 5 du/ac.**

COMMENTS:

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 Urban Growth Area of the Growth Policy Plan.
2. The adjacent property to the south is proposed to be developed as a residential subdivision with 125 lots in the PR (Planned Residential) zone. The original case numbers for the Neals Landing development are 10-SC-18-C and 10-C-18-UR, though a revised plan that includes this parcel is expected for the July meeting.

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 AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. PR zoning with up to 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. This parcel is planned to be part of the Neals Landing subdivision to the south. Site plans will be assessed as part of that development's review process should the rezoning be approved, and it will be required to meet all subdivision regulation requirements.

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.

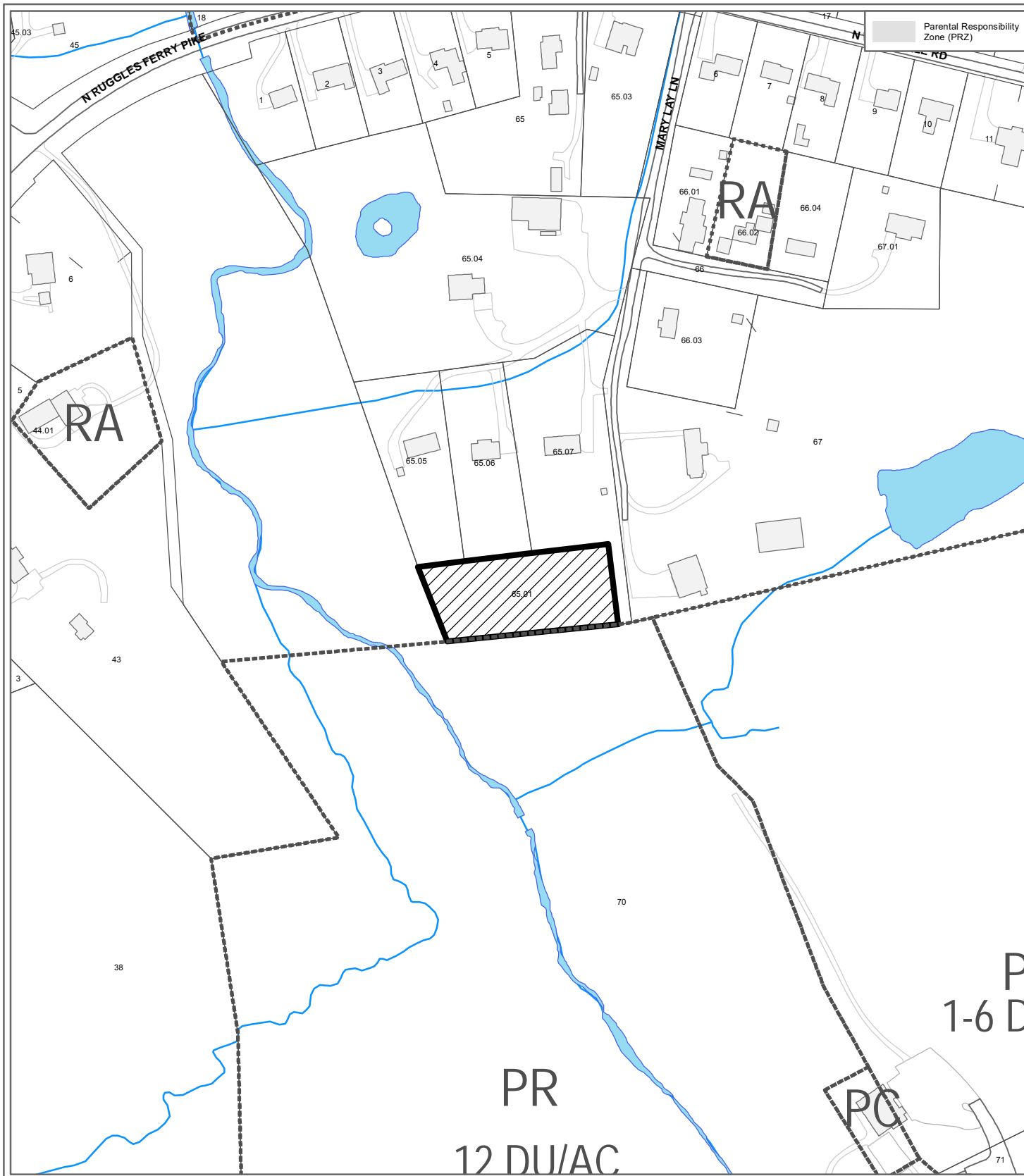
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

- 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 7/22/2019. 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.



Parental Responsibility Zone (PRZ)

**6-G-19-RZ
REZONING**

From: A (Agricultural)

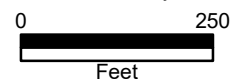
To: PR (Planned Residential)



Petitioner: Mesana Investments, LLC,
Scott, Davis

Map No: 61

Jurisdiction: County



Original Print Date: 5/16/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

PR
12 DU/AC

P
1-6 D

PC

M P C METROPOLITAN P L A N N I N G C O M M I S S I O N T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: Mesana Investments LLC

Date Filed: 4/25/19 Meeting Date: June 13, 2019

Application Accepted by: James Reed

Fee Amount: \$600 File Number: Rezoning 6-5-19-RZ

Fee Amount: _____ File Number: Plan Amendment _____

PROPERTY INFORMATION

Address: 7501 Mary Lay Lane

General Location: SE of Wooddale (661 06521) S. of Mary Lay Ln.

SE of Wooddale (661 06521) S. of Mary Lay Ln.
N. Ruggles Ferry Pike

Parcel ID Number(s): North of Asheville Hwy, South of N. Ruggles Ferry Pike

Tract Size: 1.79 ac

Existing Land Use: Vacant

Planning Sector: East County

Growth Policy Plan: Urban Growth

Census Tract: 53.01

Traffic Zone: 133

Jurisdiction: City Council _____ District
 County Commission 8 District

Requested Change

REZONING

FROM: RA

TO: PR 1-5

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Density Proposed 5 Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Scott Davis

Company: Mesana Investments LLC

Address: PO Box 11315

City: Knoxville State: TN Zip: 37934

Telephone: 865-806-8008

Fax: _____

E-mail: swd449@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: SAME

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

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: Scott Davis

PLEASE PRINT

Name: SAME

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

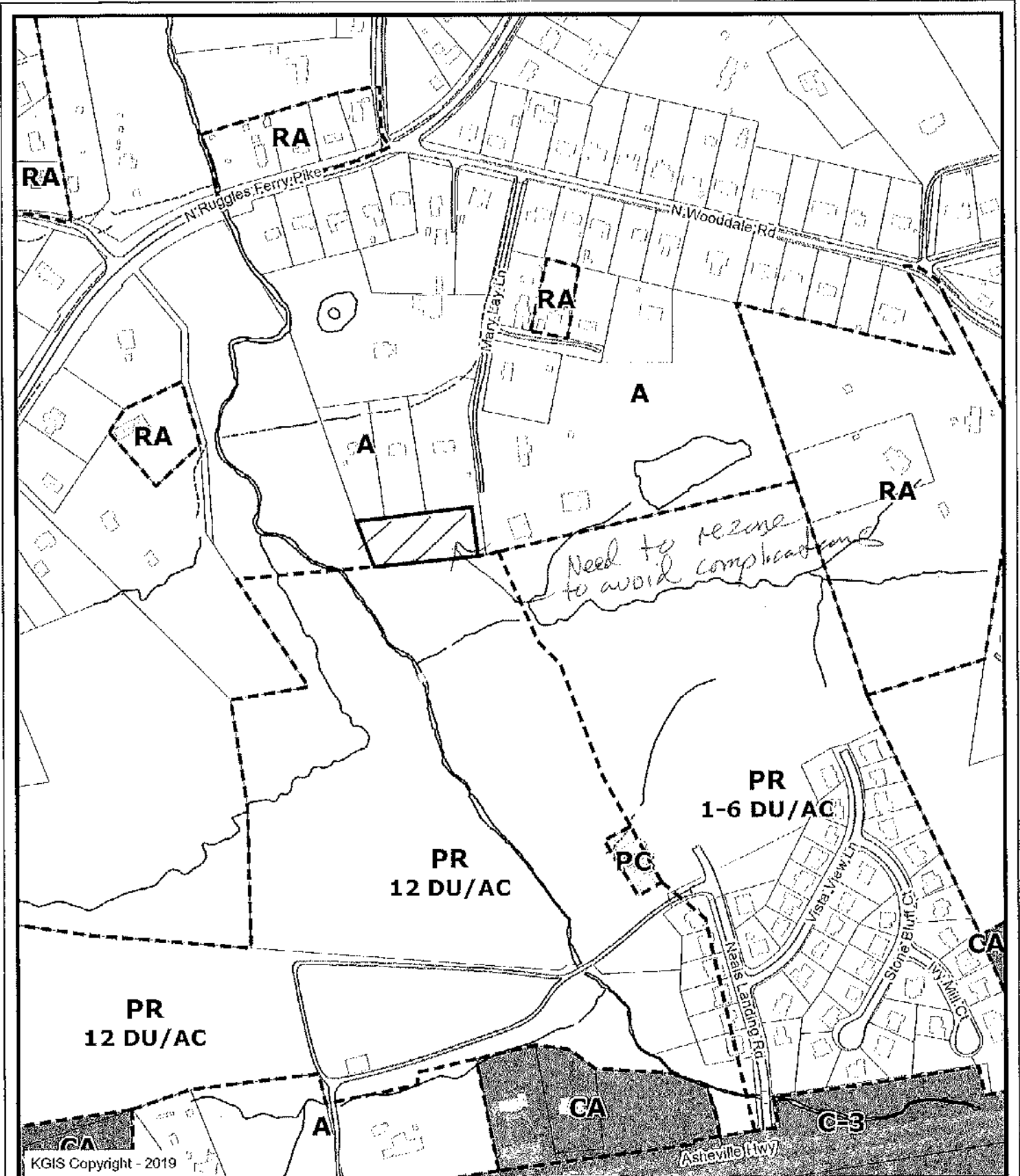
04/25/2019

District	Map	Insert	Group	Parcel	Ward	Property Location	
S8	61			65.01		7501 MARY LAY LN	
Subdivision			Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
			-	-	-		1.74 - A.C. Deeded 0.80 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address	
NEAL TIMOTHY F		7/16/1981	1738	817	\$ 2,000	7503 ASHEVILLE HWY KNOXVILLE, TN 37924	

Remarks

ATTRIBUTES FROM NCR LOADER

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)



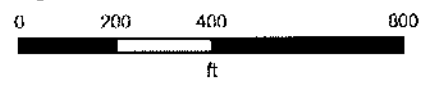
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Letter Portrait

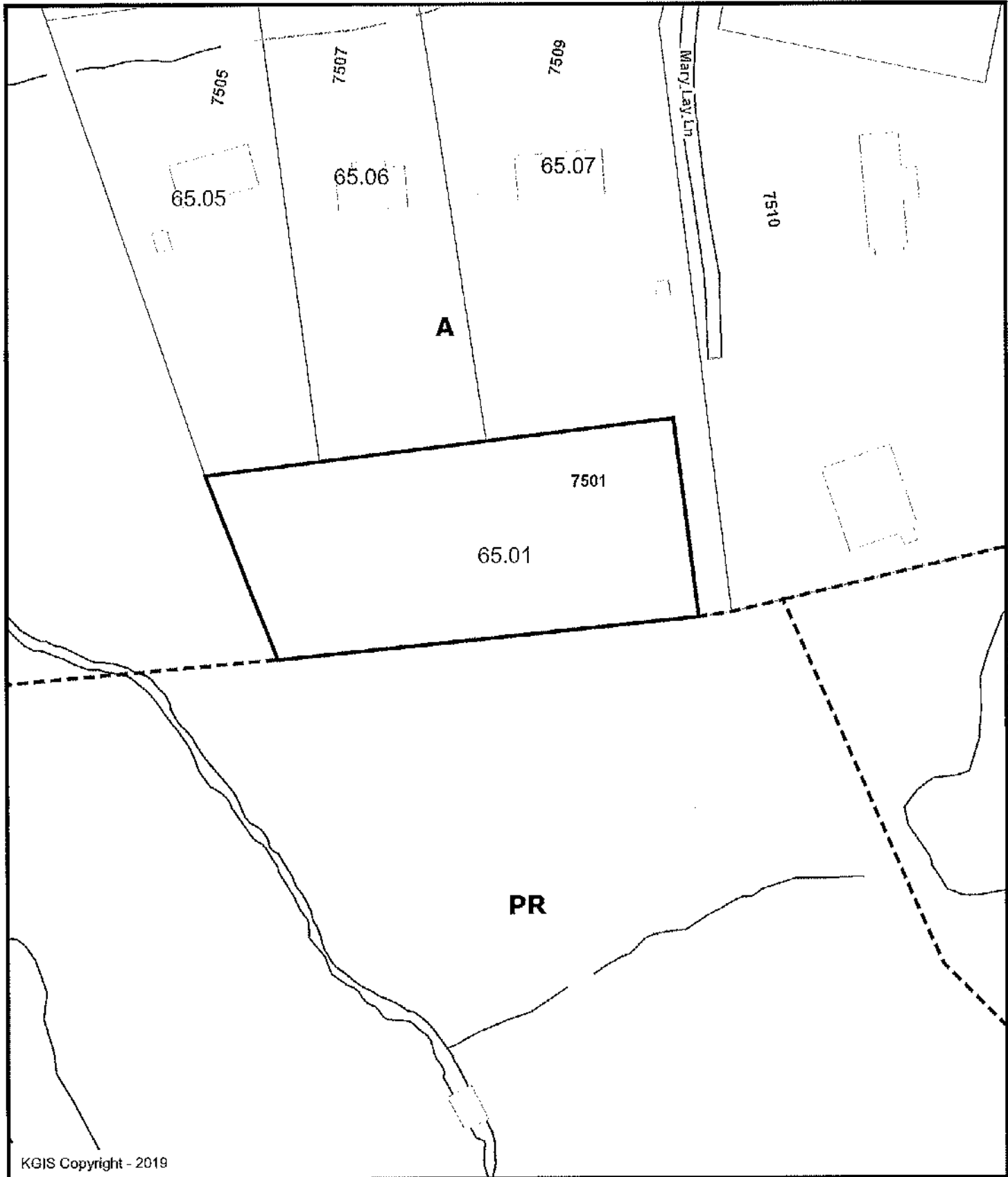
Knoxville - Knox County - KUB Geographic Information System



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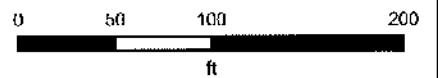
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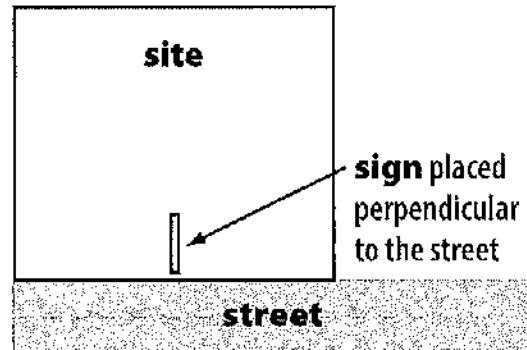
REQUIRED SIGN POSTING AGREEMENT

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:

5/29/19 and 6/14/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: IB

Printed Name: Isaac Britt

Phone: 931-446-2690 Email: isaac.britt@kcc.com

Date: 4-25-2019

File Number: 6-F-19-RZ