

# REZONING REPORT

▶ **FILE #:** 6-J-19-RZ

**AGENDA ITEM #:** 30

**AGENDA DATE:** 6/13/2019

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

OWNER(S): Mesana Investments, LLC

TAX ID NUMBER: 46 188

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 E Copeland Dr

▶ **LOCATION:** **South side of East Copeland Drive, West side of Façade Lane, West of I-75**

▶ **APPX. SIZE OF TRACT:** 11 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: East Copeland Drive is a major collector with a pavement width of 22 feet and a ROW width of 50 feet . Façade Lane is a local road with a pavement width of 22 feet and a ROW width of 30 feet.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell 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:

HISTORY OF ZONING:

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

South: Rural Residential and Single Family Residential - A (Agricultural)

East: Rural Residential and Single Family Residential - A (Agricultural)

West: Rural Residential - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: A mix of large lot single family residential and rural residential lots with many vacant, agricultural properties.

**STAFF RECOMMENDATION:**

▶ **Staff recommends approval of PR (Planned Residential) zoning with up to 3 du/ac. (The applicant requested 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 Planned Growth Area of the Growth Policy Plan.
2. This property is adjacent to the Foxworth neighborhood, a 187-lot planned residential subdivision that was approved in 1994. That development has a density of 2.43 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 AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. PR zoning with a 3 du/ac density is more consistent with the surrounding PR neighborhoods than the requested 5 du/ac.
2. This recommended density (3 du/ac) is compatible with the proposed LDR sector plan designation and any impacts would be addressed during the use on review process.
3. There are two sets of closed contour lines on the property, which may indicate the presence of sinkholes. This would need to be investigated further and, if needed, incorporated into future development plans.
4. Connectivity to adjacent properties should be addressed during the Use on Review process.

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: 600 (average daily vehicle trips)

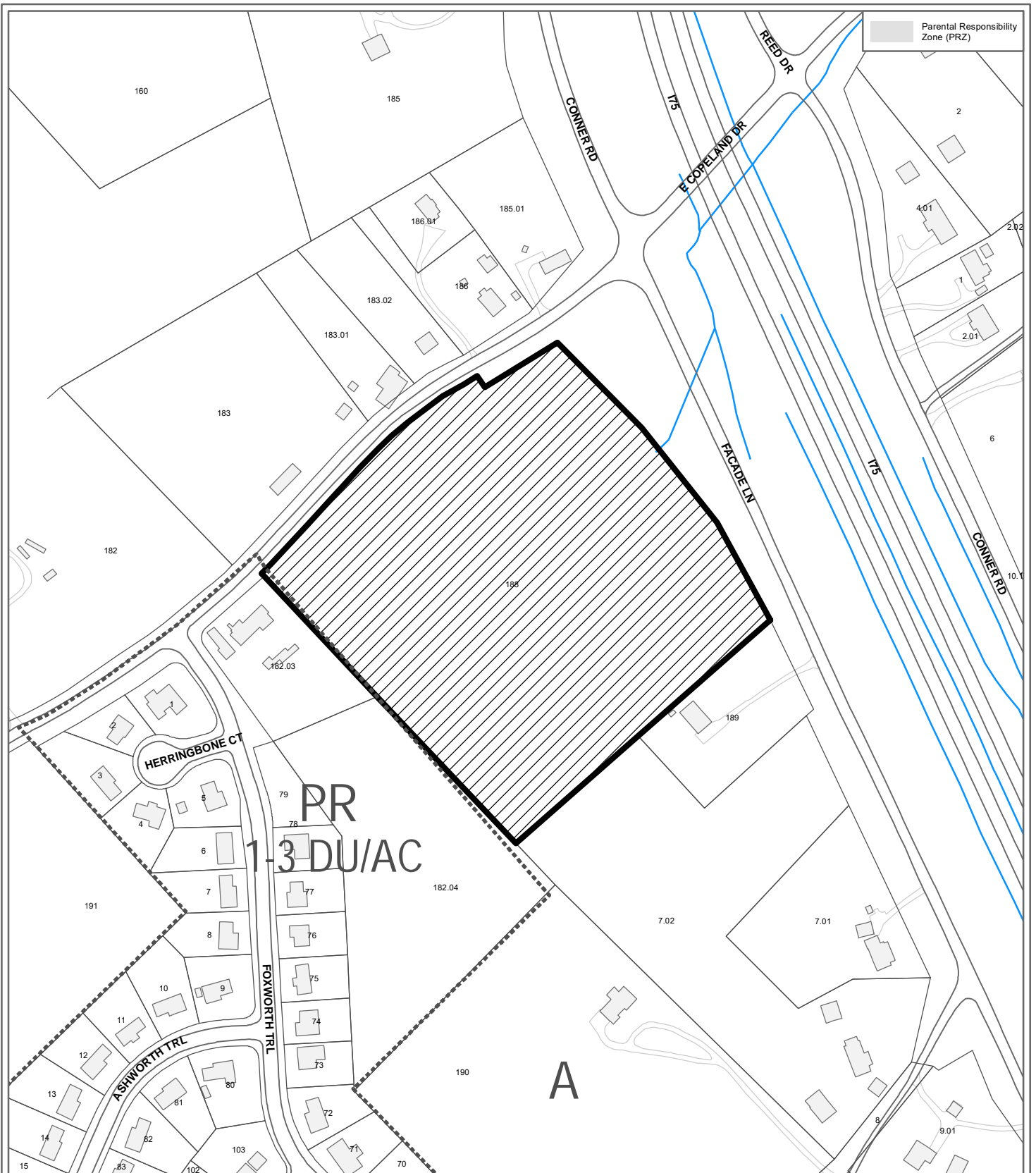
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 23 (public school children, grades K-12)

Schools affected by this proposal: Copper Ridge Elementary, Powell Middle, and Powell 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.



**6-J-19-RZ  
REZONING**

From: A (Agricultural)

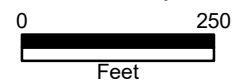
To: PR (Planned Residential)



Petitioner: Mesana Investments, LLC,  
Scott, Davis

Map No: 46

Jurisdiction: County



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

**REZONING**       **PLAN AMENDMENT**

Name of Applicant: Scott Davis

Date Filed: 4-26-19      Meeting Date: 6/13/19

Application Accepted by: M. Payne

Fee Amount: 1,150.00      File Number: Rezoning 10-J-19-RZ

Fee Amount:          File Number: Plan Amendment    

**PROPERTY INFORMATION**

Address: 0 E. Copeland Drive

General Location: Corner of Facade Ln. and E. Copeland Dr.

3/5 E Copeland Dr. w/ 5 Facade Ln. W/DF

Parcel ID Number(s): CLT Map: 46 I-75  
Parcel: 188

Tract Size: 11 +/-

Existing Land Use: Vacant

Planning Sector: North County

Growth Policy Plan: Planned Growth

Census Tract: 61.02

Traffic Zone: 195

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 7 District

**Requested Change**

**REZONING**

FROM: A

TO: PR 1-5

**PLAN AMENDMENT**

One Year Plan     \_\_\_\_\_ Sector Plan

FROM:    

TO:    

**PROPOSED USE OF PROPERTY**

Single Family  
Residential

Density Proposed 5 Units/Acre

Previous Rezoning Requests: N/A

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

PLEASE PRINT

Name: Mesava Investments, LLC

Company: \_\_\_\_\_

Address: P.O. Box 11315

City: Knoxville    State: TN    Zip: 37939

Telephone: 865-806-8008

Fax: \_\_\_\_\_

E-mail: swd444@gmail.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Scott Davis

Company: Mesava Investments, LLC

Address: P.O. Box 11315

City: Knoxville    State: TN    Zip: 37939

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: [Signature]

PLEASE PRINT

Name: Scott Davis

Company: \_\_\_\_\_

Address: P.O. Box 11315

City: Knoxville    State: TN    Zip: 37939

Telephone: 865-806-8008

E-mail: swd444@gmail.com



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

Source: KGIS

ACTIVE      NORMAL

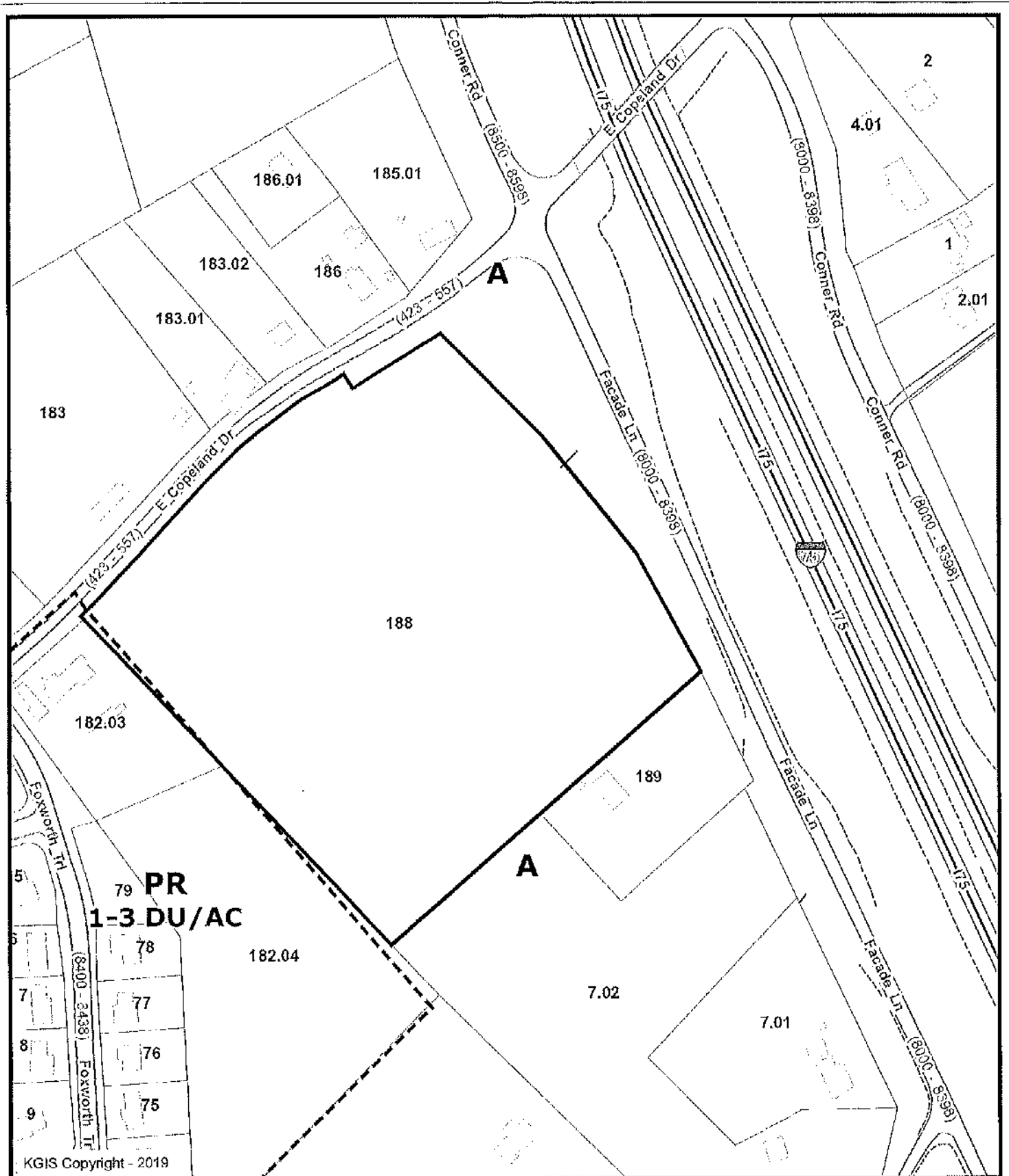
04/30/2019

| District                      | Map | Insert | Group | Parcel    | Ward | Property Location |                             |   |
|-------------------------------|-----|--------|-------|-----------|------|-------------------|-----------------------------|---|
| E6                            | 46  |        |       | 188       |      | 0 E COPELAND DR   |                             |   |
| Subdivision                   |     |        |       | Block     | Lot  | Plat              | Dimensions ( shown in ft. ) | Acreage                                 |
|                               |     |        |       | -         | -    | =                 |                             | 0.00 - A.C. Deeded                      |
|                               |     |        |       |           |      |                   |                             | 11.00 - A.C. Calculated                 |
| Owner                         |     |        |       | Sale Date | Book | Page              | Sale Price                  | Mailing Address                         |
| HICKS HOWARD J SR & DAISY LEE |     |        |       | 10/6/1947 | 760  | 173               |                             | 12069 WOODHOLLOW LN KNOXVILLE, TN 37932 |

Remarks

ATTRIBUTES FROM NCR LOADER

|                                       |                                    |
|---------------------------------------|------------------------------------|
| <i>Parent Parcel</i>                  | <i>Parent Instrument Number</i>    |
| <i>Previous Parcel ( Split From )</i> | <i>Next Parcel ( Merged Into )</i> |



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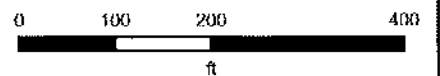
79 **PR**  
1-3 DU/AC

### Letter Portrait

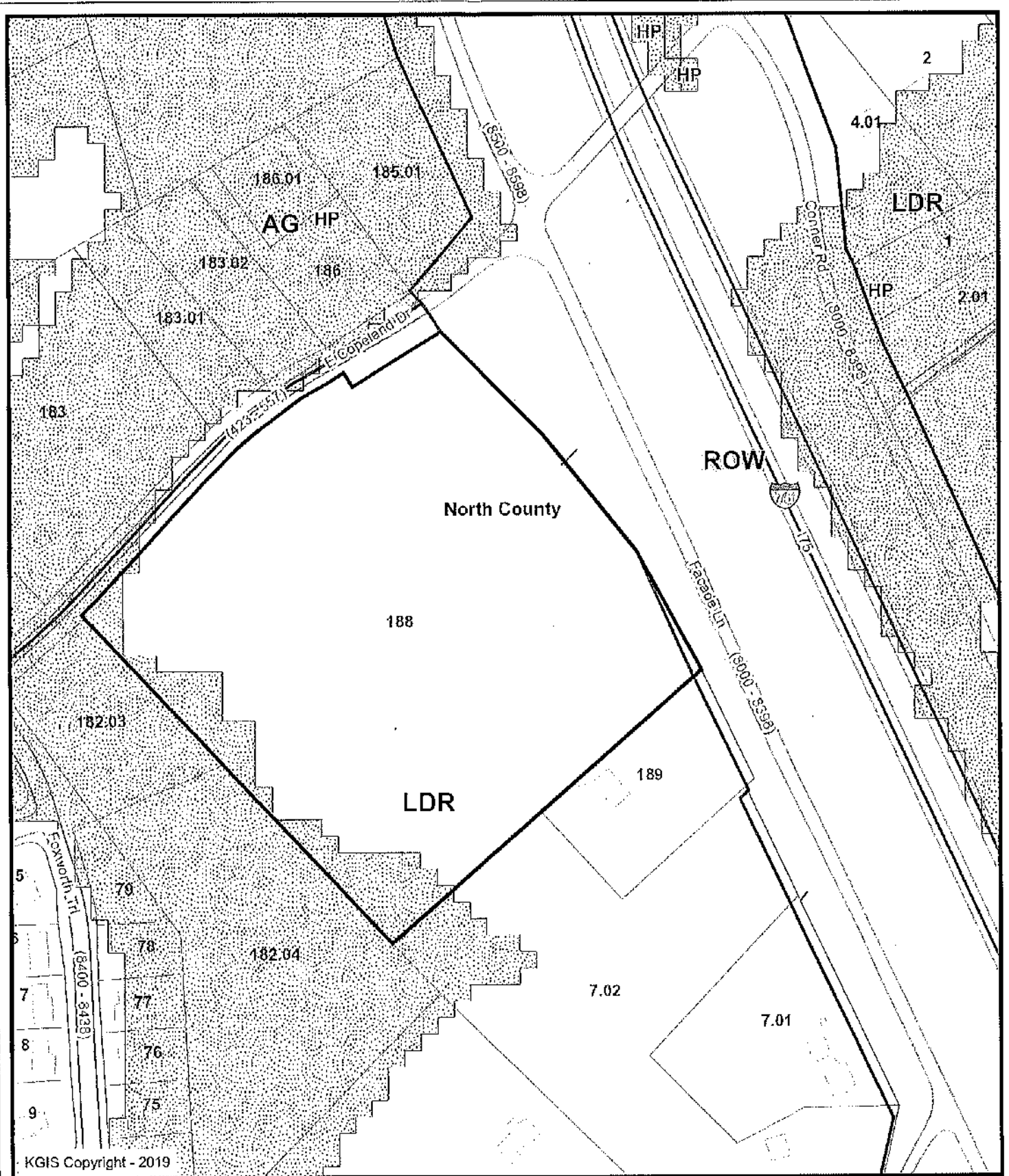
**Knoxville - Knox County - KUB Geographic Information System**



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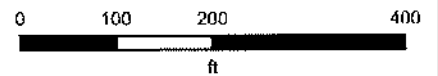
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### Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System



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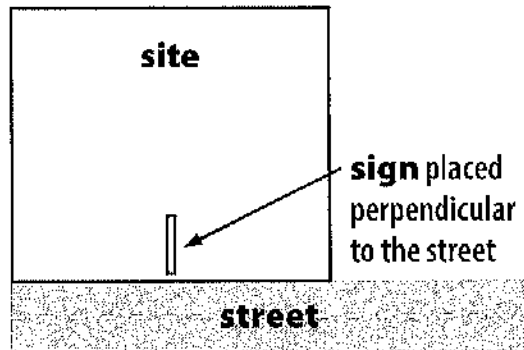
## REQUIRED SIGN POSTING AGREEMENT

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: Drew Stater

Printed Name: Drew Stater

Phone: 865-659-7311 Email: drew.stater2019@gmail.com

Date: 4-26-19

File Number: 6-5-19-RZ