

# REZONING REPORT

► **FILE #:** 2-D-20-RZ

**AGENDA ITEM #:** 12

**AGENDA DATE:** 2/13/2020

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

OWNER(S): Don Davis

TAX ID NUMBER: 20 158.01

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7711 Thompson School Rd.

► **LOCATION:** **West side of Thompson School Rd, adjacent to Wheatmeadow subdivision, east of Coppock Rd**

► **APPX. SIZE OF TRACT:** **43.83 acres**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Thompson School Road is a major collector with a pavement width of 18.6 feet and a right-of-way width of 60 feet.

UTILITIES: Water Source: Northeast Knox 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 (vacant parcel)**

► **DENSITY PROPOSED:** **1-5 du/ac**

EXTENSION OF ZONE: PR zoning with up to 4 du/ac is to the east

HISTORY OF ZONING: None noted for this property

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

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

East: Single Family Residential and Rural Residential - PR (Planned Residential)

West: Single Family Residential, Rural Residential, and Agricultural/Forestry/Vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area has been transitioning from a rural area to a residential area with small, single-family lots. Rezoning to PR began in the mid-1990s, with PR developments being built through the early 2000s. Gibbs Elementary, Middle, and High Schools are nearby to the east off of Tazewell Pike.

## STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) designation and is near Gibbs schools.**

## 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 area has been transitioning towards PR zoning since the early 2000's, with several rezonings from the Agricultural zone to the Planned Residential zone occurring since then.

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. 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. If rezoned with the maximum density allowed, the development could hold up to 219 dwelling units and generate approximately 2139 trips per day, so a traffic impact analysis would be required with the development review.

2. The site has good proximity to amenities - it is approximately 2 miles by vehicle to Gibbs Elementary, Middle, and High schools and is near Gibbs Fountain Park.

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 current sector plan designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of Knox County.

2. PR zoning is adjacent to the northeast and is nearby to the south.

3. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain

ESTIMATED TRAFFIC IMPACT: 2139 (average daily vehicle trips)

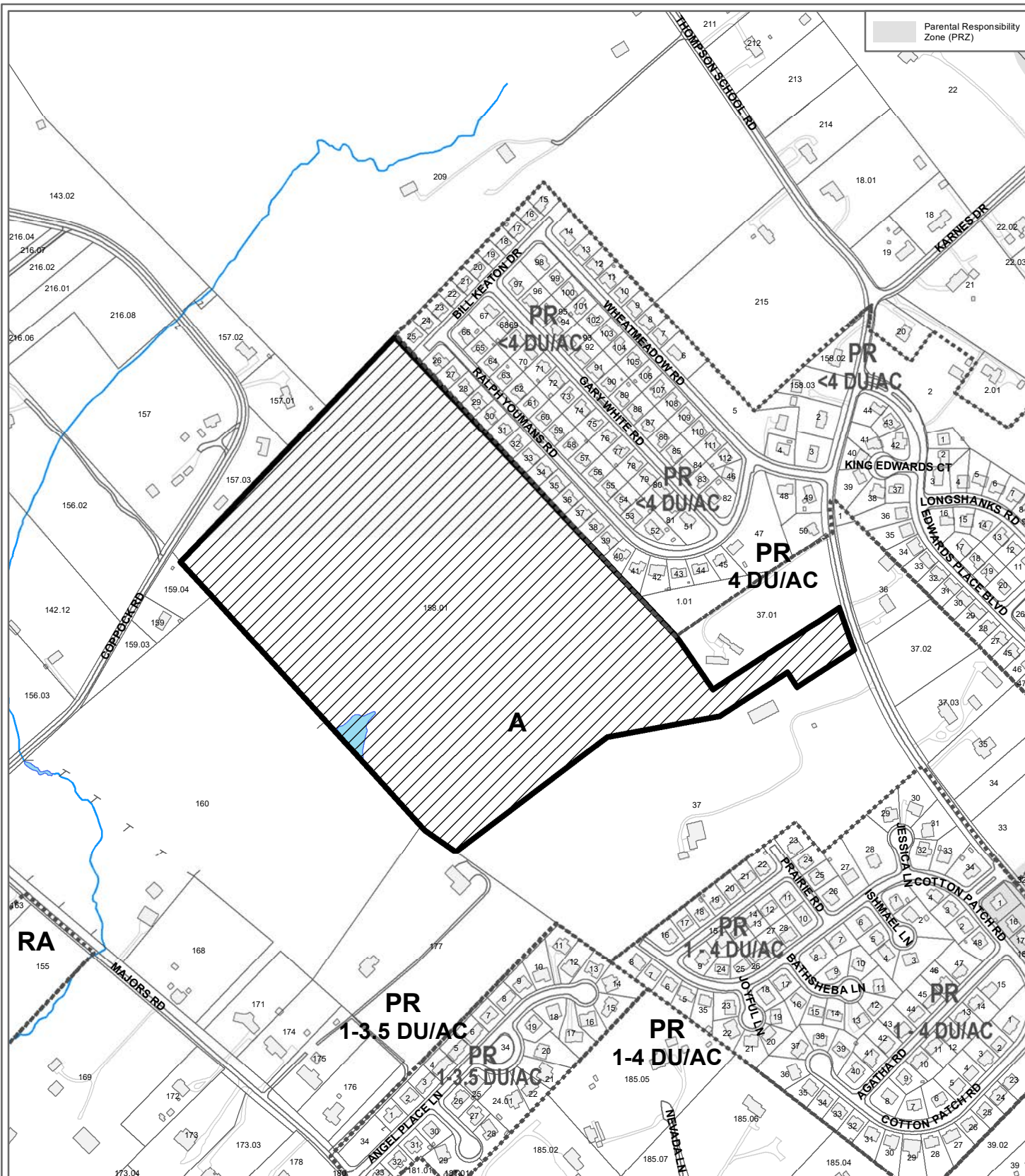
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 73 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs 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.

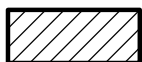
If approved, this item will be forwarded to Knox County Commission for action on 3/30/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



## 2-D-20-RZ REZONING

From: A (Agricultural)

To: PR (Planned Residential)



Original Print Date: 1/13/2020  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Davis / Mesana Investments, LLC, Scott

Map No: 20

Jurisdiction: County

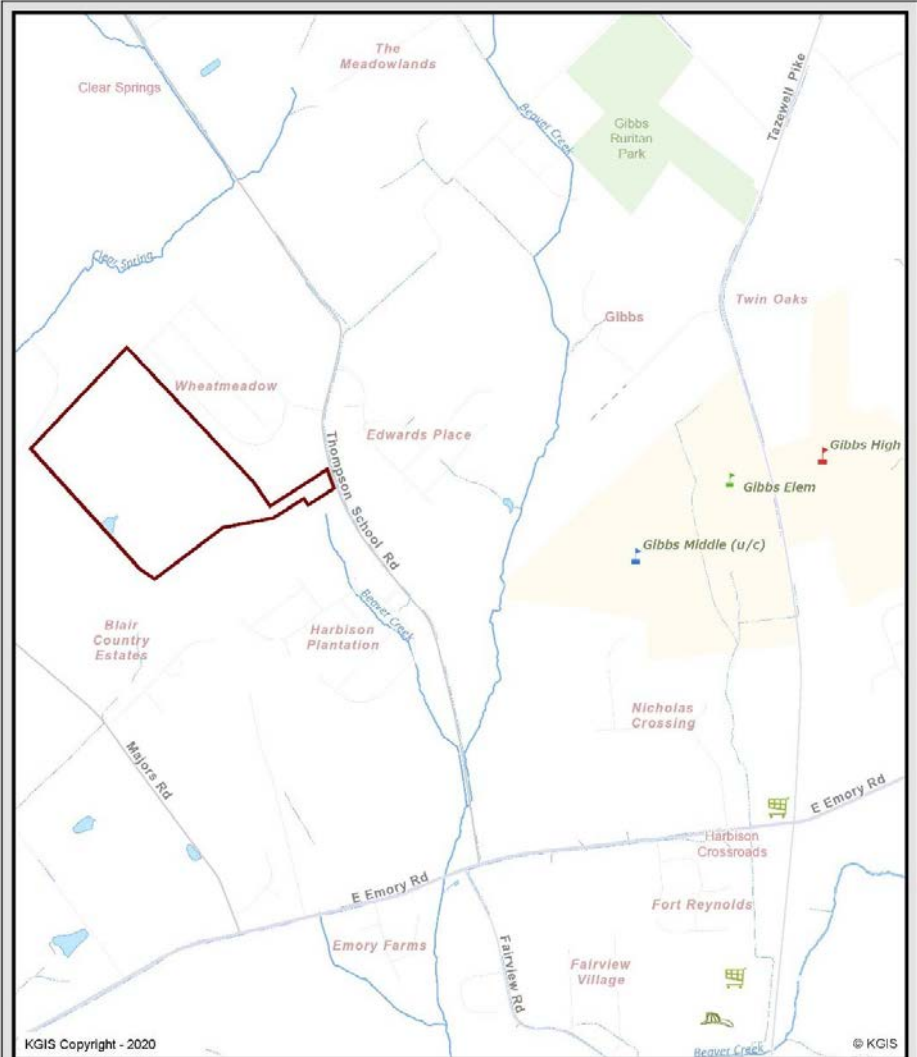
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2-D-19-RZ

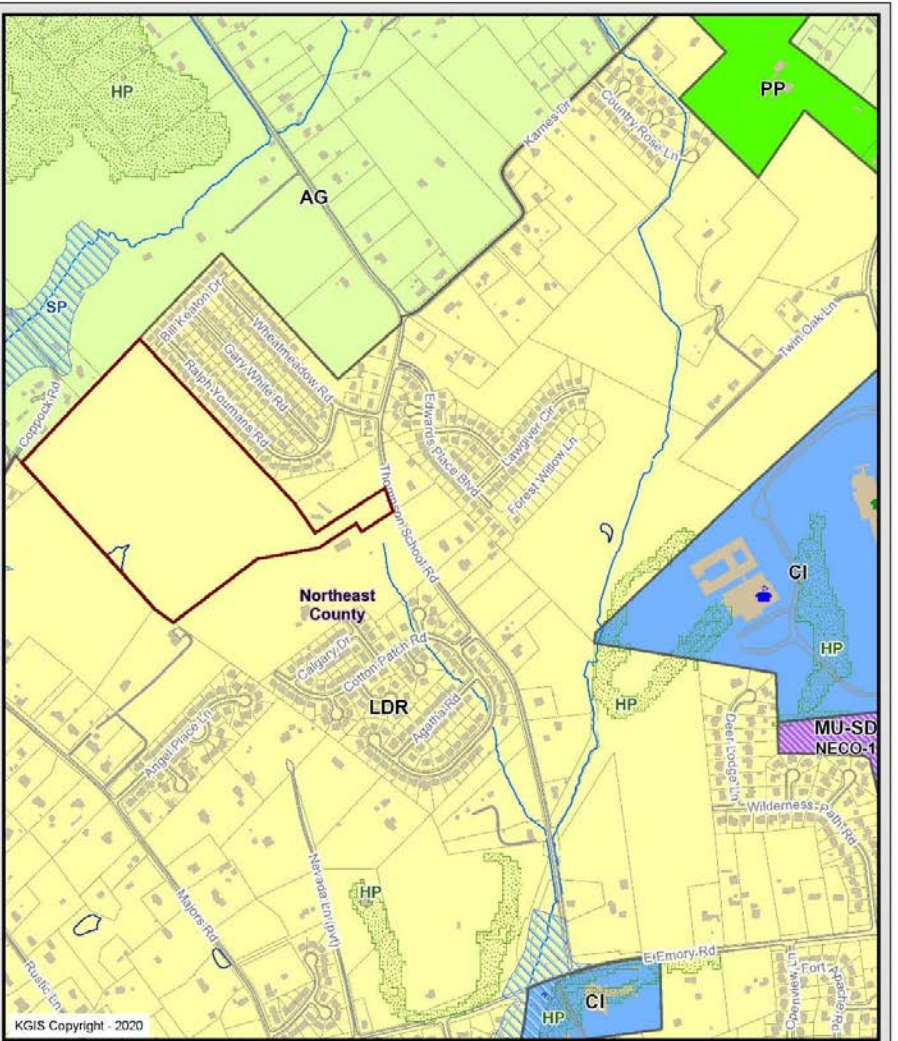
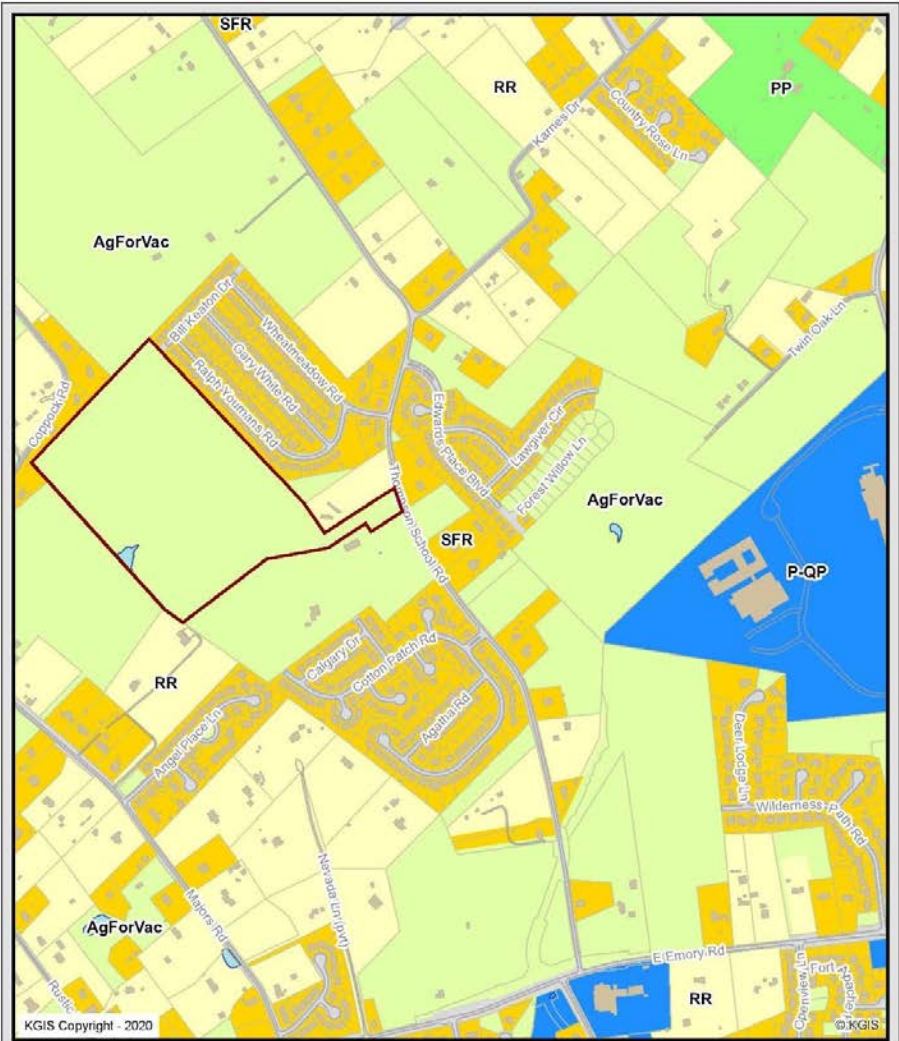
EXHIBIT A. Contextual Images





2-D-19-RZ

EXHIBIT A. Contextual Images



2-D-19-RZ: Existing Land Use Map

7111 Thompson School Rd

Knoxville - Knox County - KUB Geographic Information System

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ft

2-D-20-RZ: Sector Plan Map

7111 Thompson School Rd

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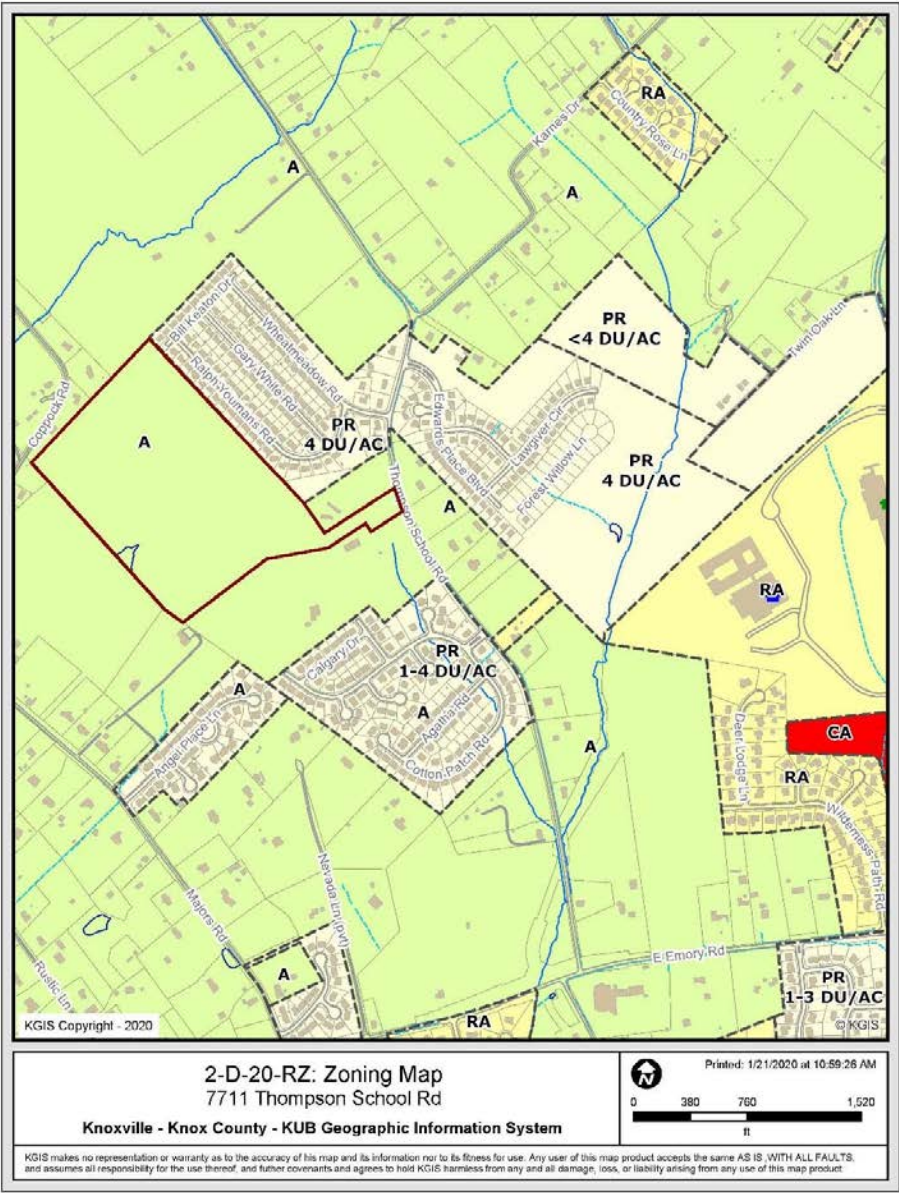
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2-D-19-RZ

EXHIBIT A. Contextual Images







## DEVELOPMENT REQUEST

### DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☐ Plan Amendment  
☒ Rezoning

Mesana Investments, LLC

Applicant Name	Affiliation
12/30/19	2/13/20
Date Filed	Meeting Date (if applicable)
	File Numbers(s)

2-D-20-RZ

## 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

Don L. Davis

7717 Thompson School Road, Knoxville, TN

Owner Name (if different)	Owner Address	Owner Phone
7711 Thompson School Road, Knoxville, TN 37721	020 158.01	

Property Address	Parcel ID
w/ S Thompson School Rd E of Coppock Rd Southern portion of Thompson School Road (Adjacent to Wheatmeadow S/D)	43.83 acres (+/-)

General Location	Tract Size
8	A

Jurisdiction (specify district above)	<input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
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Northeast County

LDR

Planned Growth

Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
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Vacant Land

N

Hallsdale-Powell

Hallsdale-Powell

Existing Land Use	Septic (Y/N)	Sewer Provider	Water Provider
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# REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

SUBDIVISION

☐ Proposed Subdivision Name \_\_\_\_\_ Unit / Phase Number \_\_\_\_\_

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

☐ Attachments / Additional Requirements

ZONING

☒ Zoning Change: **PR 1 - 5**  
Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change: \_\_\_\_\_  
Proposed Plan Designation(s) \_\_\_\_\_

**Single Family Residential** **5** **N/A**

☒ Proposed Property Use (specify) \_\_\_\_\_ Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

STAFF USE ONLY

## PLAT TYPE

☐ Staff Review ☐ Planning Commission

## ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

## ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat only*)  
☐ Use on Review / Special Use (*Concept Plan only*)  
☐ Traffic Impact Study

FEE 1:

2791.50

FEE 2:

75

FEE 3:

75

TOTAL:

2791.50

## AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

Scott Davis

12/30/19

Please Print

Date

(865) 806-8008

swd444@gmail.com

Phone Number

Email

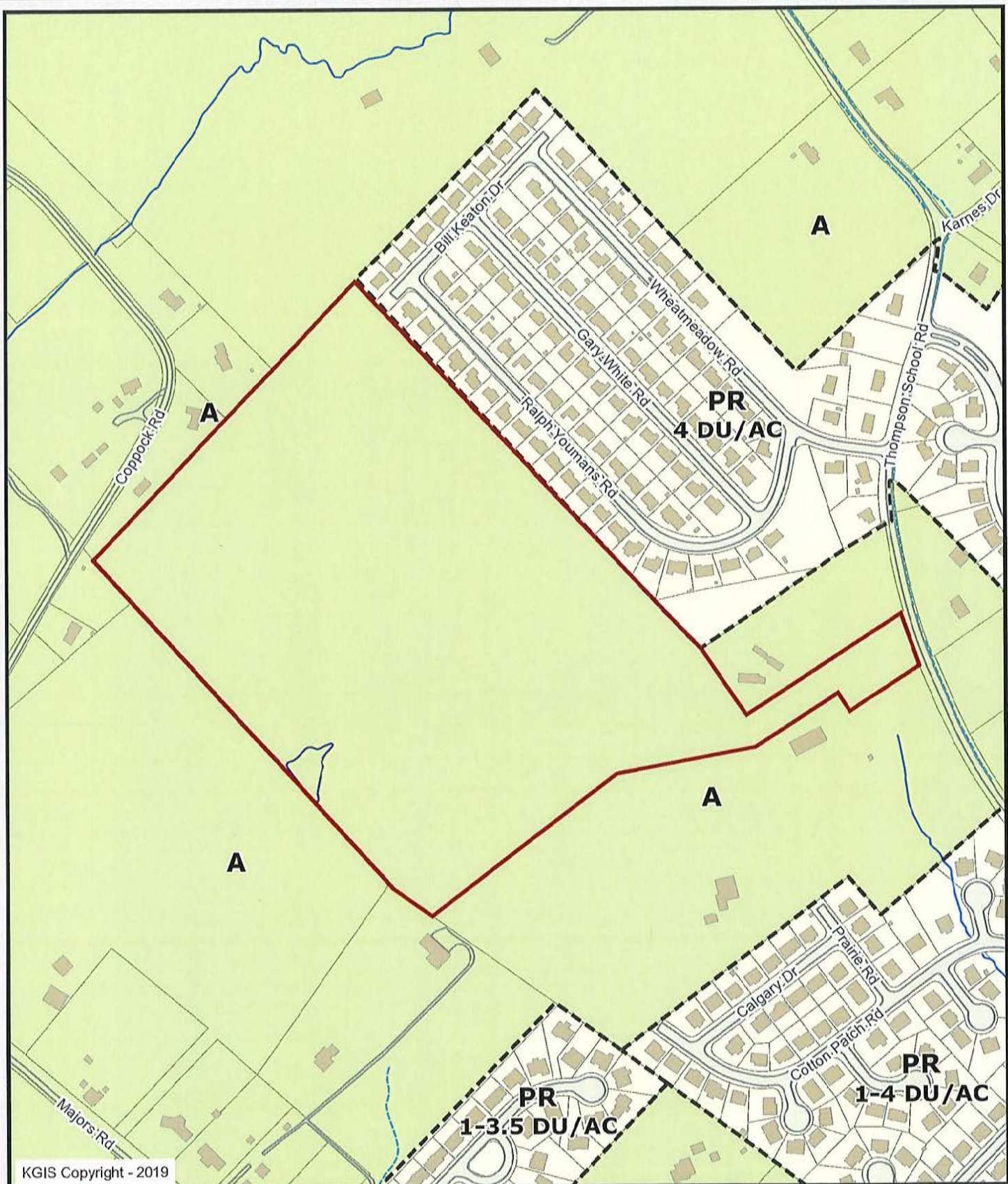
Staff Signature

Please Print

Date

12/30/19





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## Letter Portrait

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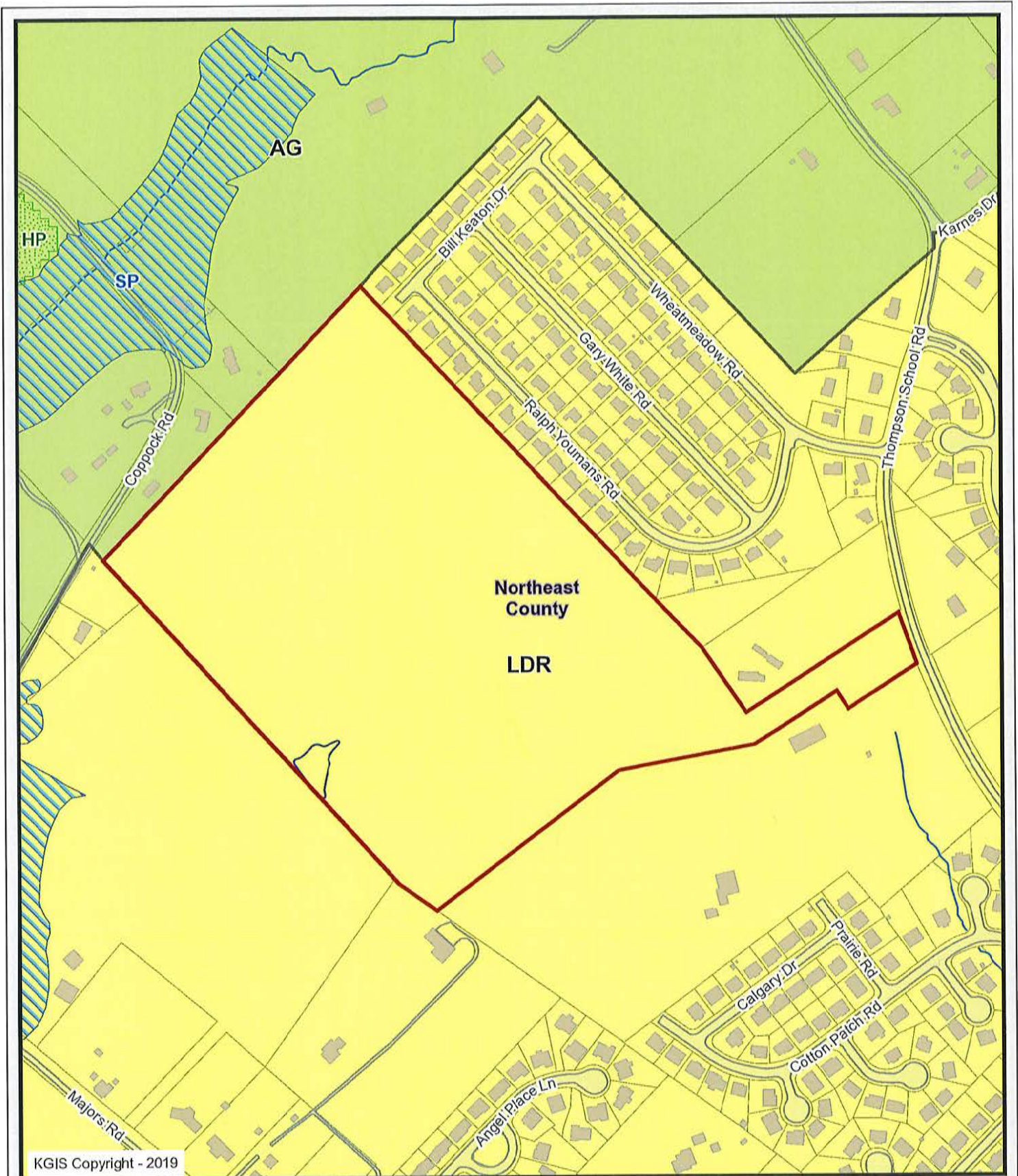


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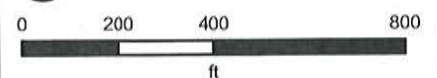
## Letter Portrait

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

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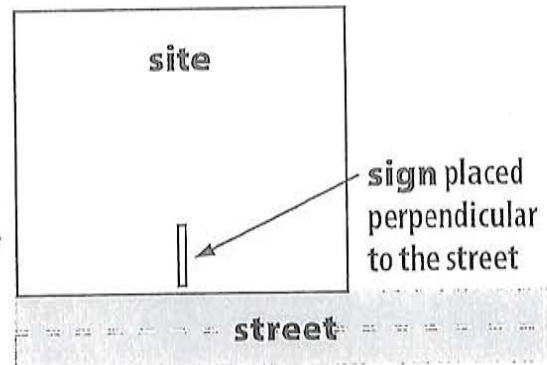
## REQUIRED SIGN POSTING AGREEMENT

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:

1/30/19 and 2/14/20  
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Drew Stater

Printed Name: Drew Stater

Phone: 865-806-8028 Email: swd444@gmail.com

Date: 12/30/19

File Number: 2-D-20-RZ