

REZONING REPORT

▶ **FILE #:** 2-E-20-RZ

AGENDA ITEM #: 13

AGENDA DATE: 2/13/2020

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

OWNER(S): The Biggs Estate

TAX ID NUMBER: 144 114, 115, 116 AND 111.01

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 9127 , 9137, 9141, and 0 Bluegrass Rd.

▶ **LOCATION:** West of Ebenezer Rd, east of Pine Springs Rd, off of Bluegrass Rd

▶ **APPX. SIZE OF TRACT:** 12.3 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access for these properties is currently off of a joint permanent easement that consists of a gravel drive inside of a 23-foot wide right-of-way. It crosses a property that is not part of this rezoning request and another property with a separate rezoning request, to connect with Bluegrass Road. Bluegrass Road is a minor collector with a pavement width of approximately 18 feet and a right-of-way width that varies from 62 to 68 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

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

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

▶ **EXISTING LAND USE:** Agricultural/Forestry/Vacant and Rural Residential (single family homes, a cell tower, and a vacant parcel)

▶ **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: PR zoning is adjacent to the east with up to 3 du/ac

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural) and RA (Low Density Residential)

South: Single family residential - A (Agricultural)

East: Agriculture/forestry/vacant - A (Agricultural) and PR (Planned Residential)

West: Single family residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: These properties are surrounded by single-family detached houses in a stable neighborhood. Cul-de-sacs and curvilinear roads are prevalent, and there are no sidewalks on the streets.

STAFF RECOMMENDATION:

▶ **Staff recommends postponement for 30-days until the March 12, 2020 Planning Commission meeting, as requested by the applicant.**

COMMENTS:

Staff recommends postponement for 30-days until the March 12, 2020 Planning Commission meeting, as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: 660 (average daily vehicle trips)

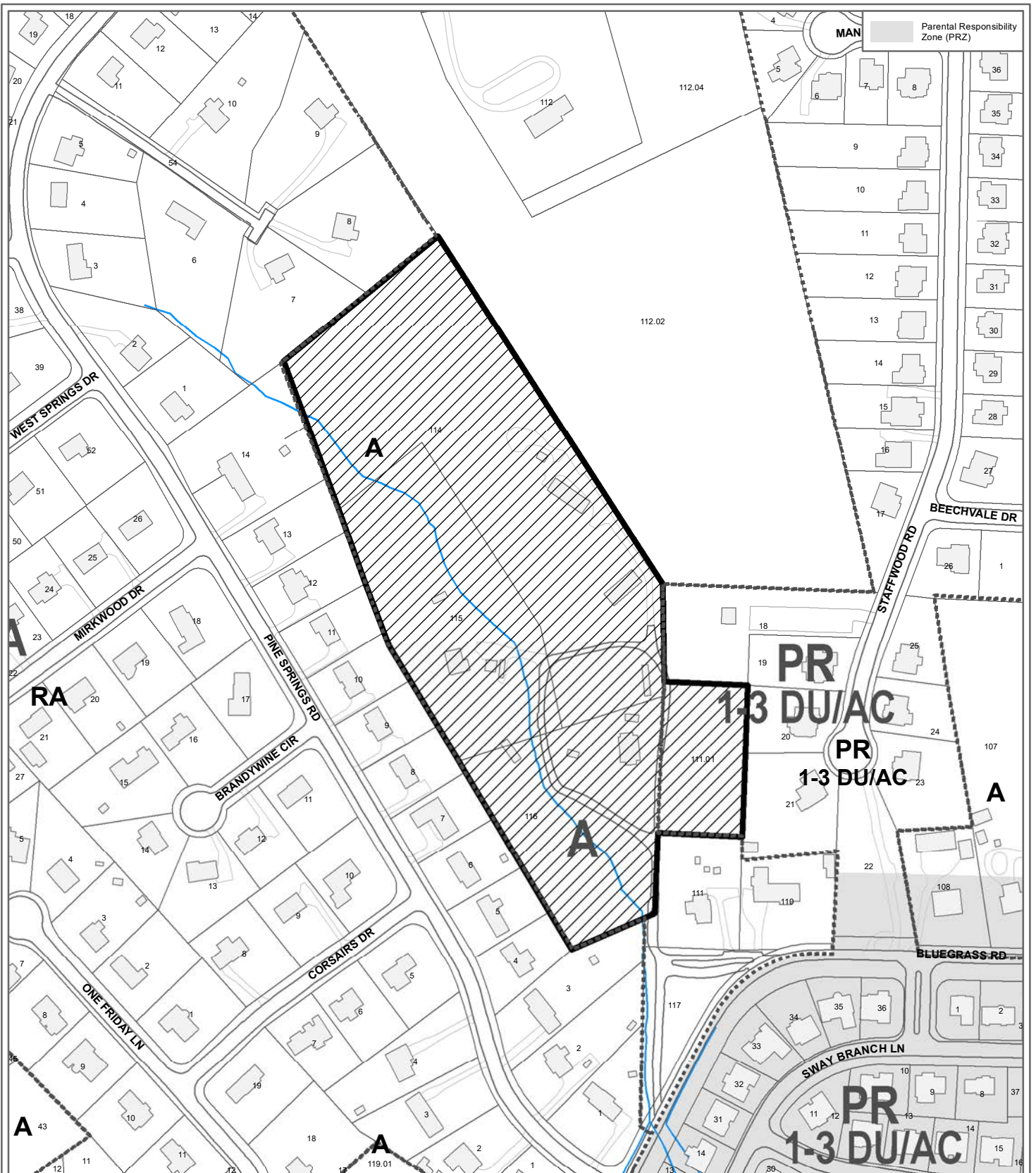
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 25 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden 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.



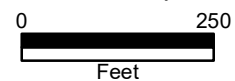
**2-E-20-RZ
REZONING**

From: A (Agricultural)
To: PR (Planned Residential)



Petitioner: Davis / Mesana Investments, LLC, Scott

Map No: 144
Jurisdiction: County



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



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Case 2-E-20-RZ

Liz Albertson <liz.albertson@knoxplanning.org>

Mon, Feb 3, 2020 at 10:09 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Cc: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Gerald Green <gerald.green@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>

Please see the request for postponement below for cases: 2-E-20-RZ and 2-F-20-RZ

Thanks!
-Liz

----- Forwarded message -----

From: **Scott Davis** <swd444@gmail.com>

Date: Mon, Feb 3, 2020 at 9:56 AM

Subject: Re: Case 2-E-20-RZ

To: Liz Albertson <liz.albertson@knoxplanning.org>, Drew Staten <drew.staten2019@gmail.com>

Liz,

I hope you are doing well. I respectfully request the rezoning request for Case 2-E-20-RZ and 2-F-20-RZ be postponed until the March 12th meeting.

Thank you.

Scott Davis
865-806-8008



AUTOMATIC POSTPONEMENTS: 30 DAYS

File #: _____ 2-E-20-RZ _____

Meeting Date: _____ 2-13-2020 _____

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DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Mesava Investments, LLC
 Applicant Name Affiliation
12/30/19 2/13/20 2-E-20-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 Mesava Investments, LLC
 Name Company
P.O. Box 11315 Knoxville TN 37939
 Address City State Zip
(865) 606-8008 swd444@gmail.com
 Phone Email

CURRENT PROPERTY INFO

The Biggs Estate 9137 Bluegrass Road, Knoxville, TN 37922
 Owner Name (if different) Owner Address Owner Phone
9127, 9137, 9141, 9145, and 0 Bluegrass Road (144 114), (144 115), (144 116), 144 117, 144 111.01
 Property Address Parcel ID D.S.
Adjacent to Pine Springs S/D off Bluegrass N of 12.3 D.S.
 General Location E of Pine Springs Rd 13 acres (+/-)
Tract Size
5 A/PR 1-3
 Jurisdiction (specify district above) City County Zoning District
Southwest County LDR (Hillside) Planned Growth
 Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation
Residence/Vacant Land N FUD FUD
 Existing Land Use Septic (Y/N) Sewer Provider Water Provider

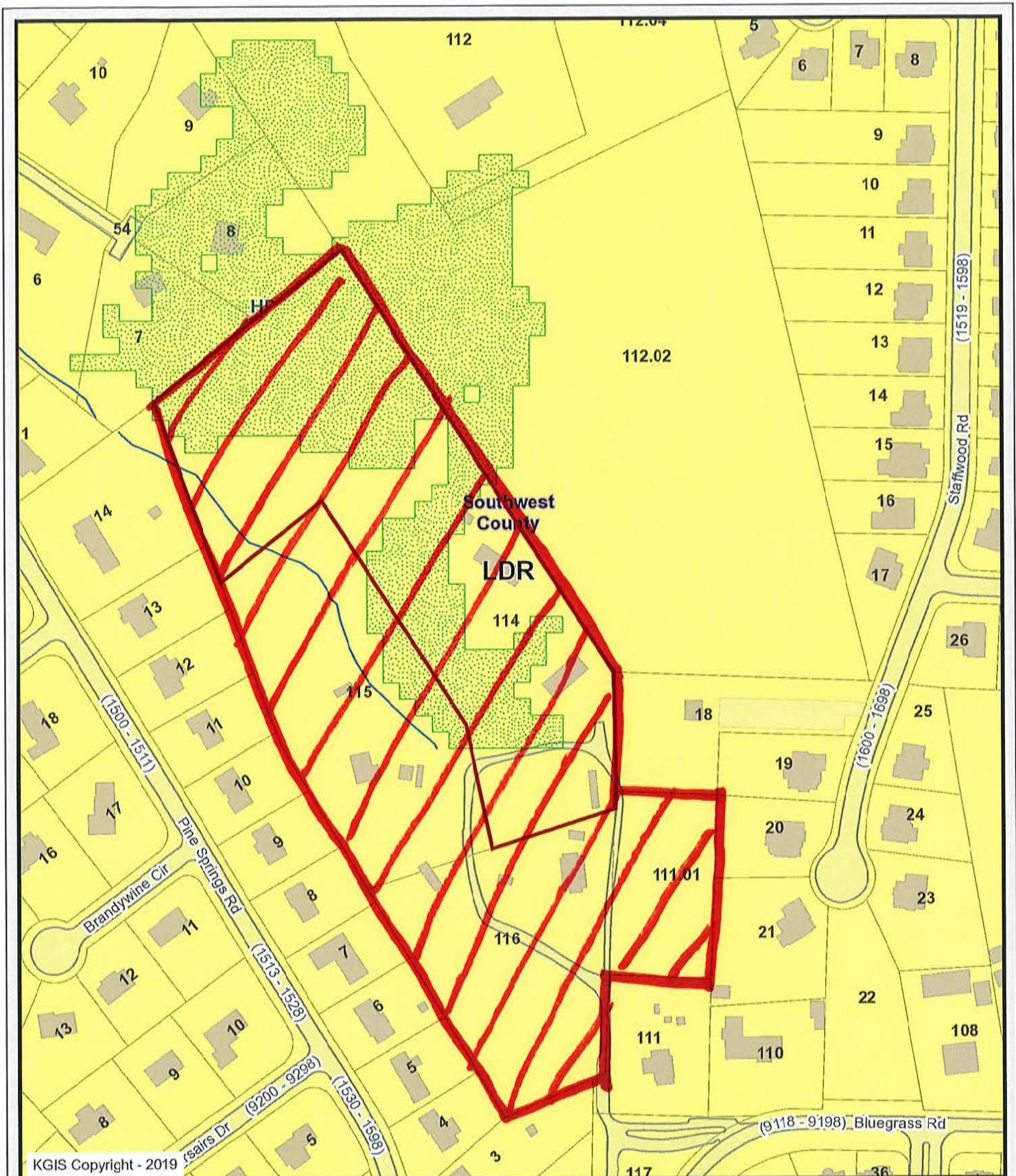
REQUEST

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) _____
	<input checked="" type="checkbox"/> Proposed Property Use (specify) <u>Single Family Residential</u>	Proposed Density (units/acre) <u>5</u>
	<input type="checkbox"/> Other (specify): _____	Previous Rezoning Requests _____

STAFF USE ONLY	PLAT TYPE	<input type="checkbox"/> Staff Review	<input type="checkbox"/> Planning Commission	FEE 1:		TOTAL:
	ATTACHMENTS	<input type="checkbox"/> Property Owners / Option Holders	<input type="checkbox"/> Variance Request	FEE 2:	1,215. ⁰⁰	
	ADDITIONAL REQUIREMENTS	<input type="checkbox"/> Design Plan Certification (Final Plat only)	<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)	FEE 3:	XX	
	<input type="checkbox"/> Traffic Impact Study			XX	\$ 1215	

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

	<u>Scott Davis</u>	<u>12-30-2019</u>
Applicant Signature	Please Print	Date
<u>(865) 806-8008</u>	<u>swd444@gmail.com</u>	
Phone Number	Email	
	<u>Erin Kelbly</u>	<u>12-30-2019</u>
Staff Signature	Please Print	Date



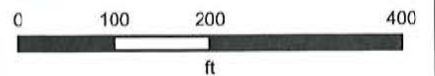
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Letter Portrait

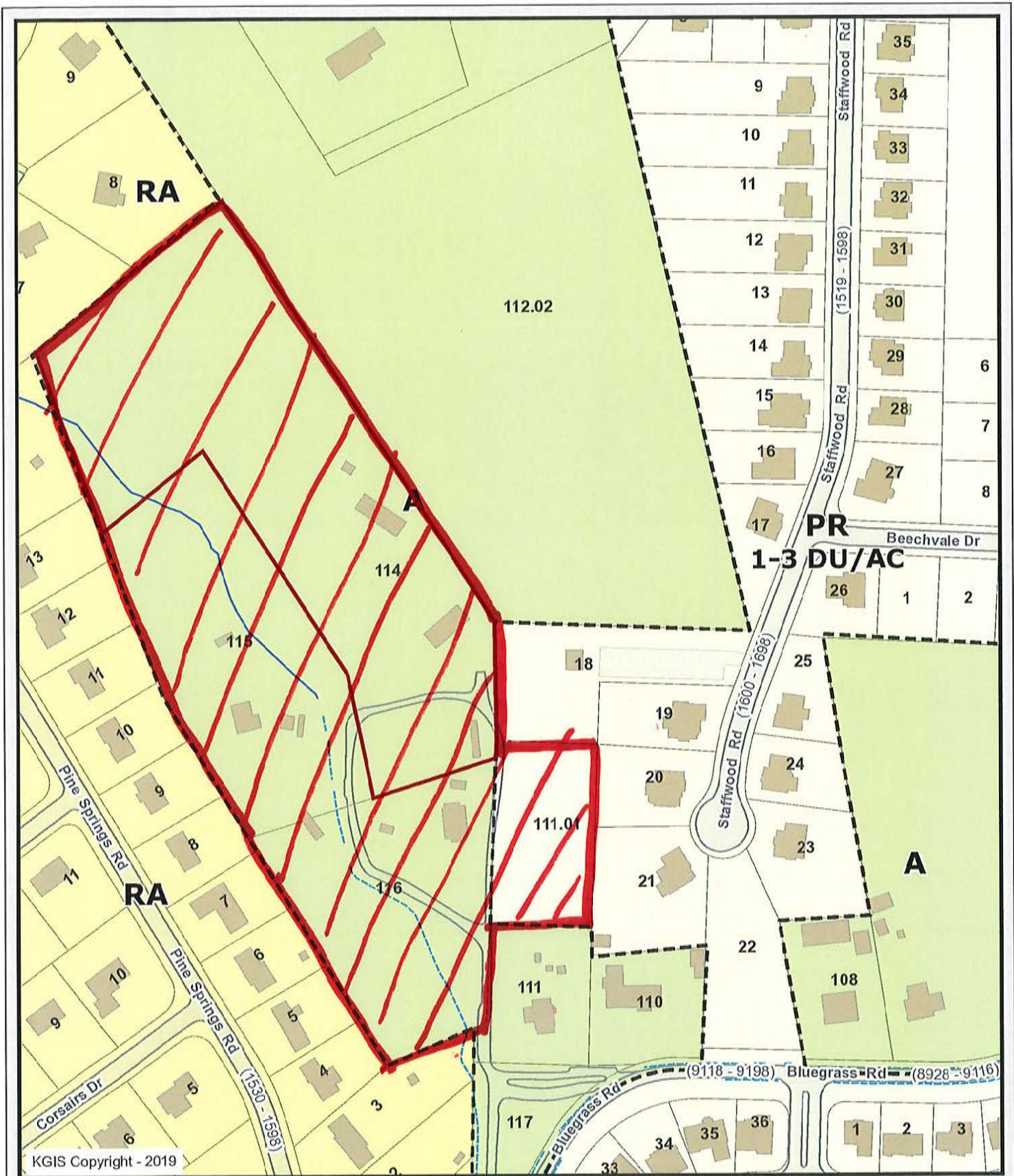
Knoxville - Knox County - KUB Geographic Information System



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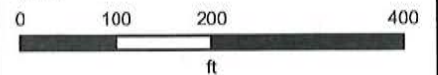
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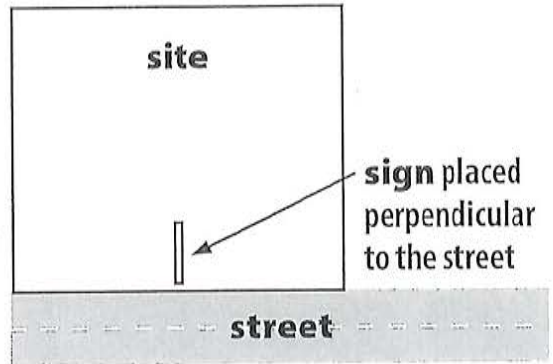
REQUIRED SIGN POSTING AGREEMENT

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:

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

Signature: Drew Staker

Printed Name: Drew Staker

Phone: (865) 806-8008 Email: swd444@gmail.com

Date: 12/30/19

File Number: 2-E-20-RZ