

REZONING REPORT

▶ **FILE #:** 2-F-20-RZ

AGENDA ITEM #: 14

AGENDA DATE: 2/13/2020

▶ **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): The Biggs Estate

TAX ID NUMBER: 144 117

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 9145 Bluegrass Rd.

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

▶ **APPX. SIZE OF TRACT:** 0.7 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: 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 (currently houses utility equipment)

▶ **DENSITY PROPOSED:** 5 du/ac

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

HISTORY OF ZONING: None noted for this property

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

South: Single family residential - PR (Planned Residential)

East: Agriculture/forestry/vacant - A (Agricultural)

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

NEIGHBORHOOD CONTEXT: This area consists of 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)

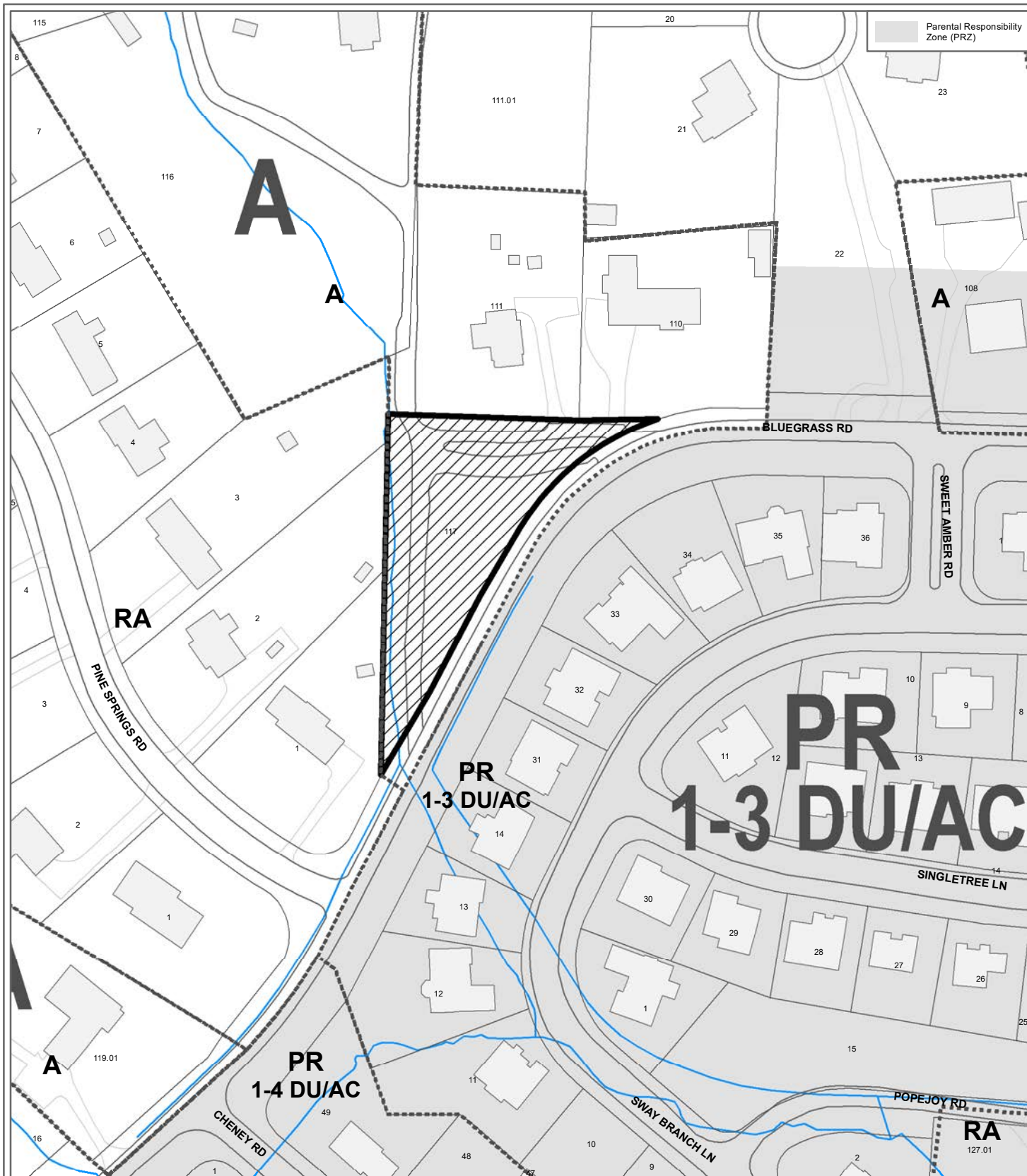
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

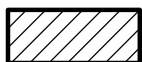
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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-F-20-RZ
REZONING**

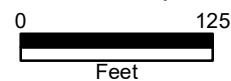
From: A (Agricultural)
To: PR (Planned Residential)



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

Petitioner: Mesana Investments, LLC

Map No: 144
Jurisdiction: County





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

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AUTOMATIC POSTPONEMENTS: 30 DAYS

File #: 2-F-20-RZ

Meeting Date: 2-13-2020



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Mesava Investments, LLC
Applicant

12/30/19 2/13/20 2-F-20-RZ
Date Filed Meeting Date (if applicable) File Number(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) 806-8008 swd444@gmail.com
Phone Email

CURRENT PROPERTY INFO

The Biggs Estate 9137 Bluegrass Rd. _____
Owner Name (if different) Owner Address Owner Phone

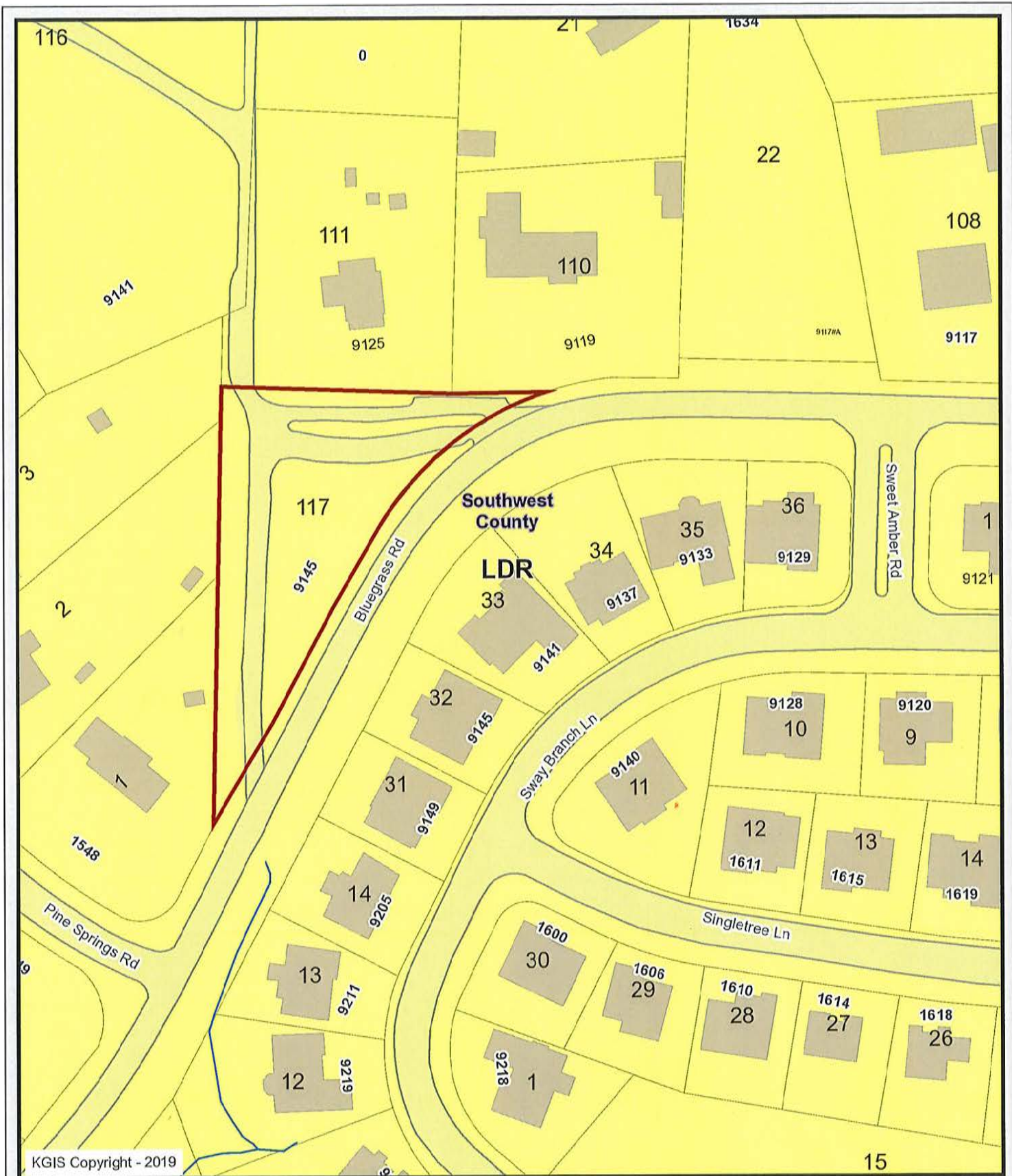
9145 Bluegrass Rd 144 117
Property Address Parcel ID

Adjacent to Pine Springs S/D off Bluegrass Rd. 0.70 ac. (+/-)
General Location Tract Size

5 _____ A
Jurisdiction (specify district above) City County Zoning District

Southwest County LDR 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

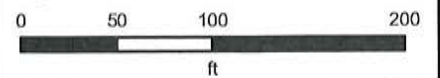


Letter Portrait

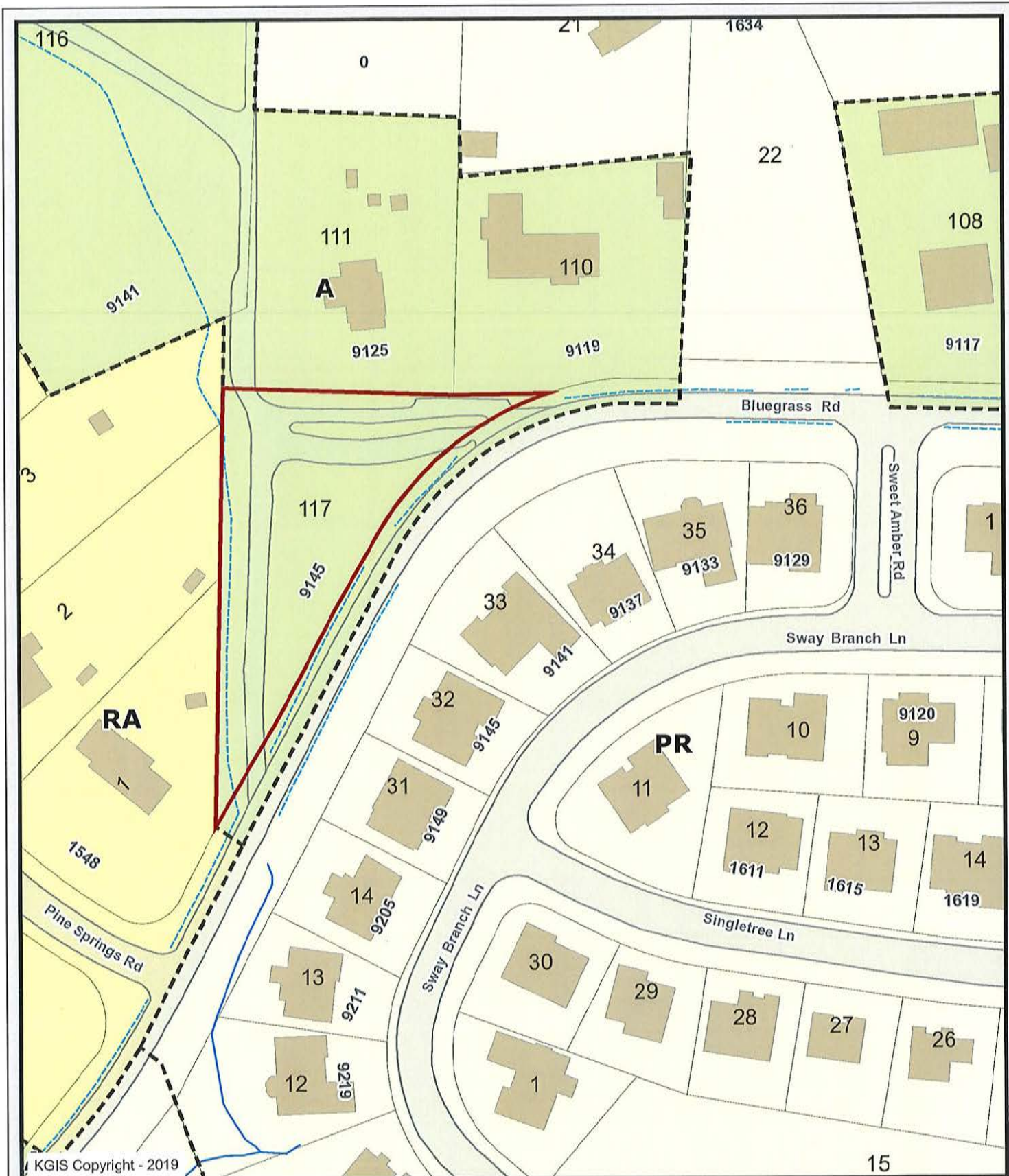
Knoxville - Knox County - KUB Geographic Information System



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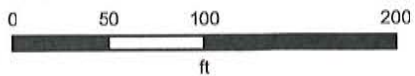


Letter Portrait

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RECEIPT

Date: 12/30/2019

Receipt Number: 36144



DUPLICATE statement.

PAID

CUSTOMER AND FILE INFORMATION

NAME AND ADDRESS

Eagle Bend Realty
P. O. Box 11315
Knoxville, TN 37939 Phone: 769-8040
Email:

FILE REFERENCE

File Number: 2-E-20-RZ
Add'l. File Numbers: 2-F-20-RZ
File Name: Mesana Investments

Subdivision Name:

Staff Assistance: ekelbly

NOTES/PUBLICATIONS

PAYMENT DETAILS

Date Payment Received:
12/30/2019

Payment Type:
Check

Check Issued By:
Eagle Bend Realty

Check Number:
14784

Payment ID:
157732

Customer Signature

Code	Product/Service	Qty	Cost	Total
0329	Rezoning: Planned District: More than 5 Acres (\$600 + \$50 per acre (\$4000 max))	1	\$1,815.00	\$1,815.00

TOTAL AMOUNT DUE \$1,815.00

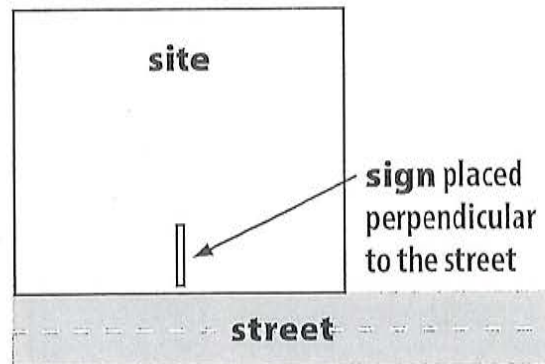
REQUIRED SIGN POSTING AGREEMENT

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) 806-8008 Email: swd444@gmail.com

Date: 12/30/19

File Number: 2-F-20-RZ