

# REZONING REPORT

▶ **FILE #:** 2-E-20-RZ **AGENDA ITEM #:** 7  
 POSTPONEMENT(S): 2/13/2020 **AGENDA DATE:** 3/12/2020  
 ▶ **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: As of the publication of this staff report, no access has been demonstrated by the applicant.  
 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:** Rural residential  
 ▶ **DENSITY PROPOSED:** 5 du/ac  
 EXTENSION OF ZONE: PR zoning is adjacent to the east 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: This area consists primarily of single family residential neighborhoods developed as a mix of RA and PR zone districts. Several remaining tracts of large lot agricultural zoned lands are also interspersed throughout.

**STAFF RECOMMENDATION:**

▶ **Staff recommends postponement for 30-days until the April 9, 2020 Planning Commission meeting, until documentation of access can be provided by the applicant for the overall areas proposed for rezoning.**

**COMMENTS:**

Staff recommends postponement for 30-days until the April 9, 2020 Planning Commission meeting, until documentation of access can be provided by the applicant for the overall areas proposed for rezoning.

ESTIMATED TRAFFIC IMPACT: 660 (average daily vehicle trips)

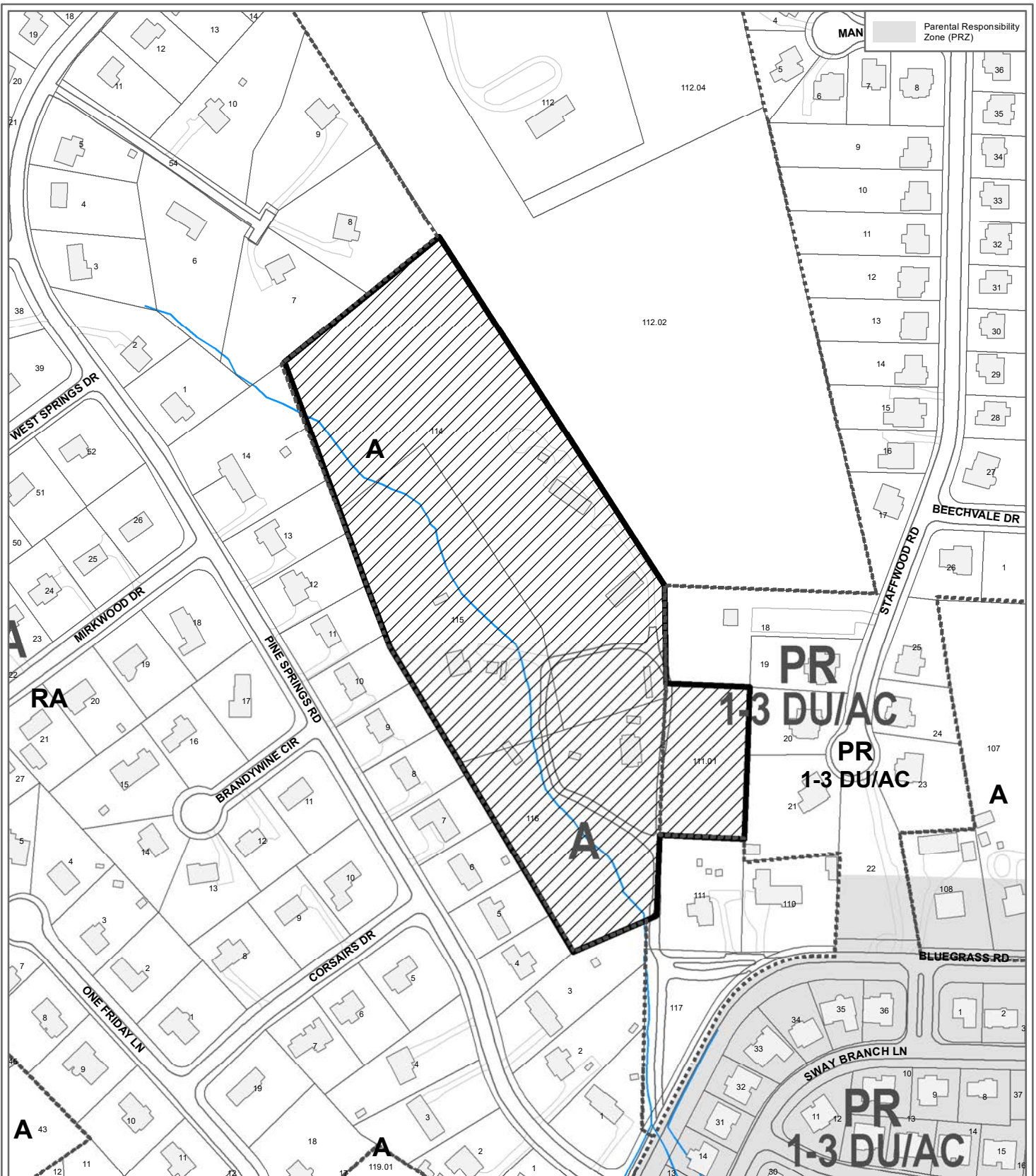
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



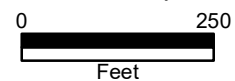
**2-E-20-RZ  
REZONING**

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

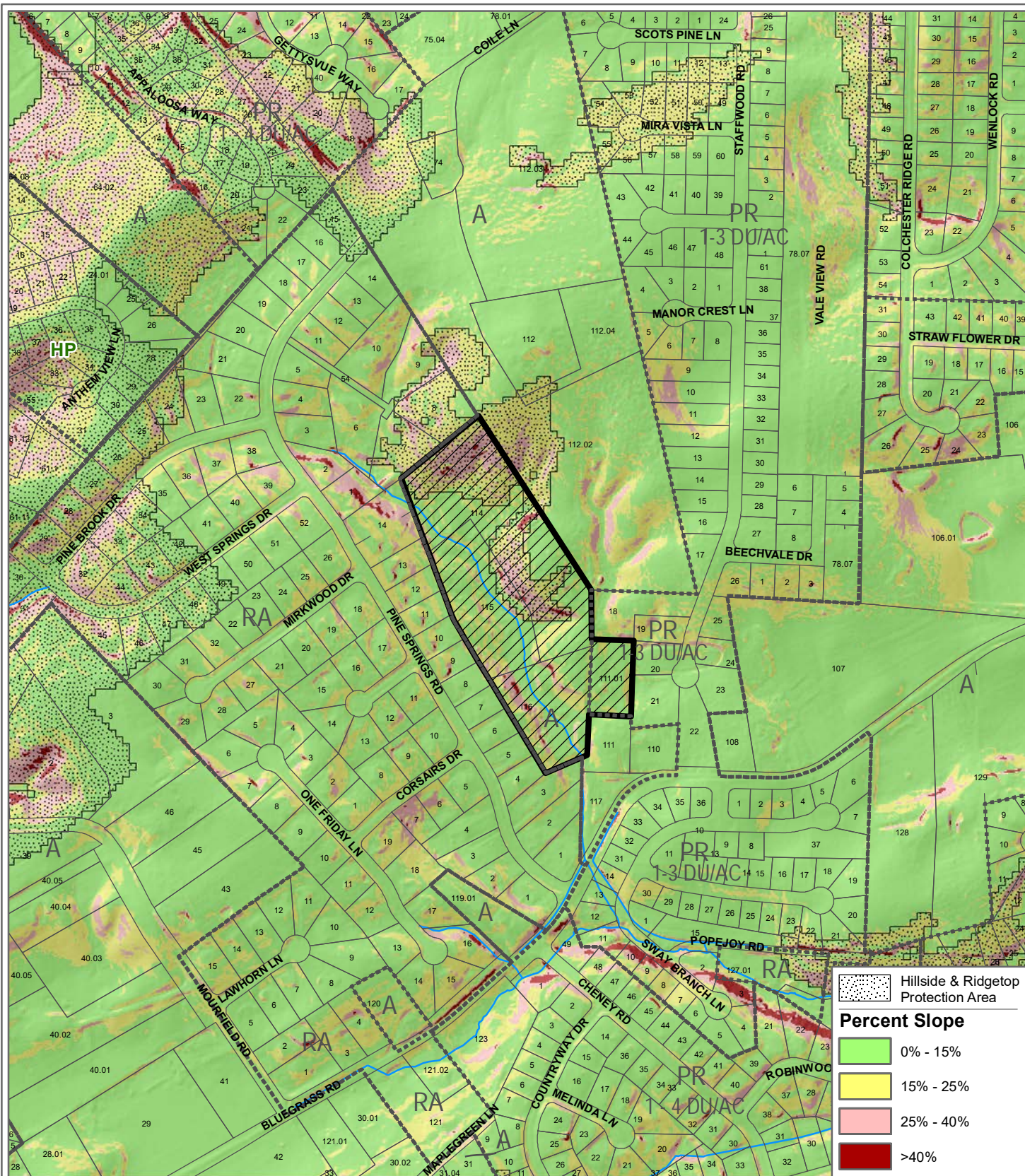


Petitioner: Davis / Mesana Investments, LLC, Scott

Map No: 144  
Jurisdiction: County

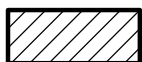


Original Print Date: 1/13/2020 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



**2-E-20-RZ  
REZONING - SLOPE ANALYSIS**

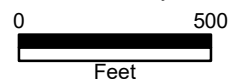
From: A (Agricultural)  
To: PR (Planned Residential)



Original Print Date: 1/16/2020      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Davis / Mesana Investments, LLC, Scott

Map No: 144  
Jurisdiction: County



## 2-E-20-RZ Slope Analysis

<b>Non-Hillside Portions</b>			<b>Acres</b>
			8.96
<b>Hillside and Ridgetop Protection Area</b>			
<b>Value</b>	<b>Percent Slope</b>	<b>Count</b>	<b>Acres</b>
1	0%-15%	661	0.38
2	15%-25%	2677	1.54
3	25%-40%	2350	1.35
4	>40%	114	0.07
			<b>3.33</b>
<b>Ridgetop Area</b>			<b>0</b>
<b>Site Total</b>			<b>12.29</b>

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	8.96	4.00	35.8
0-15% Slope	0.38	3.00	1.1
15-25% Slope	1.54	2.00	3.1
25-40% Slope	1.35	0.50	0.7
Greater than 40% Slope	0.07	0.20	0.0
Ridgetops	0	3.00	0.0
<b>Subtotal: Sloped Land</b>	<b>3.34</b>		<b>4.9</b>
<b>Maximum Density Guideline</b> (Hillside & Ridgetop Protection Plan)	<b>12.3</b>	<b>3.31</b>	<b>40.7</b>
<b>Proposed Density</b> (Applicant)	<b>12.3</b>	<b>5.00</b>	<b>61.5</b>

From Hillside & Ridgetop Protection Plan, page 33

**LOW DENSITY AND RURAL RESIDENTIAL USES**

**Density and Land Disturbance Guidelines**

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

**Table 3: Residential Density and Land Disturbance Guidelines**  
for Recommendations on Changes to the Zoning Map and Development Plan/  
Concept Plan Review within the Hillside and Ridgetop Protection Area  
that is within the Urban Growth and the Planned Growth Area

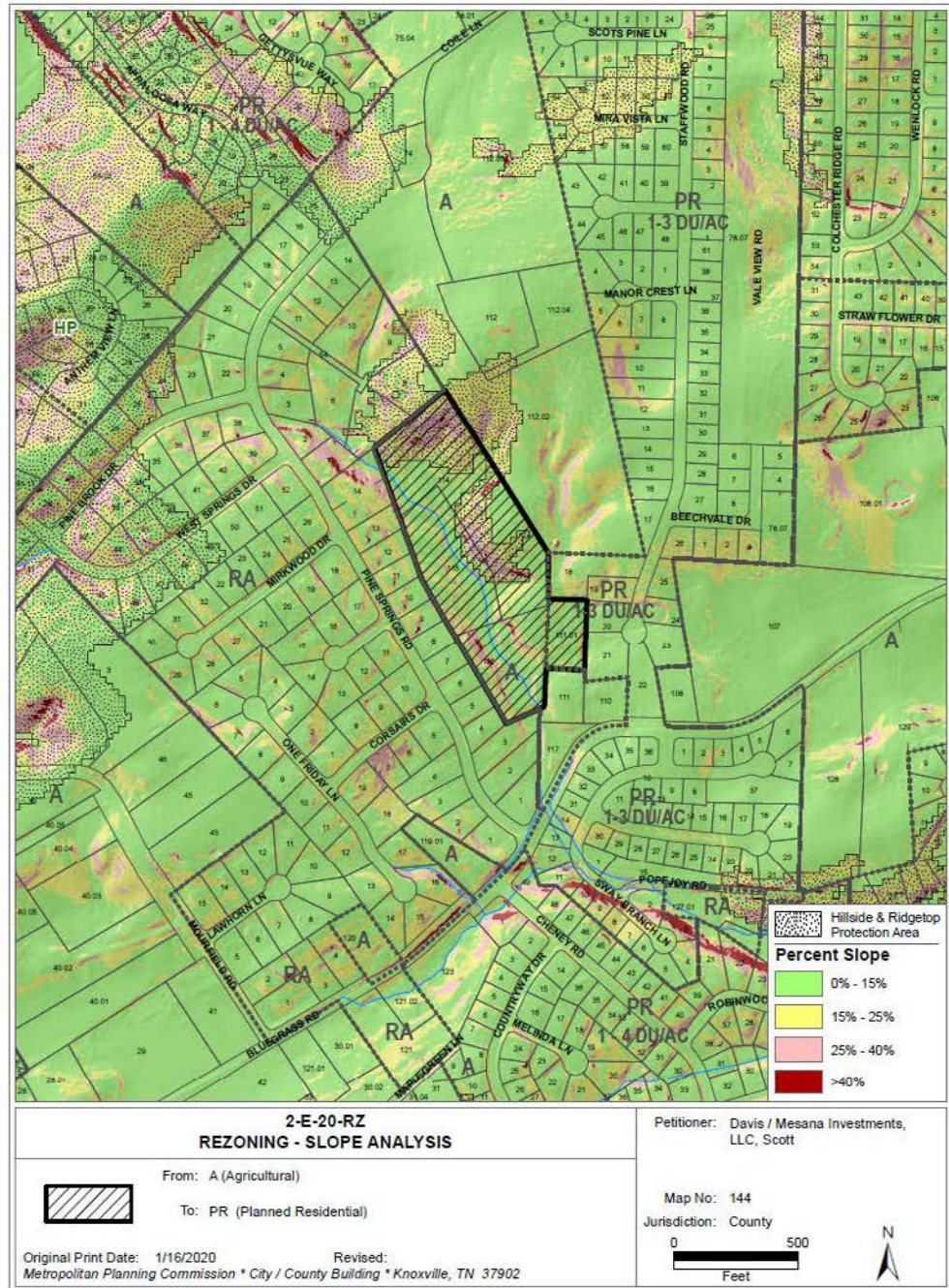
Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	****	****

dua: dwelling units per acre

\* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

\*\* Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

\*\*\* Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 - 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.





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 (+/-)  
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



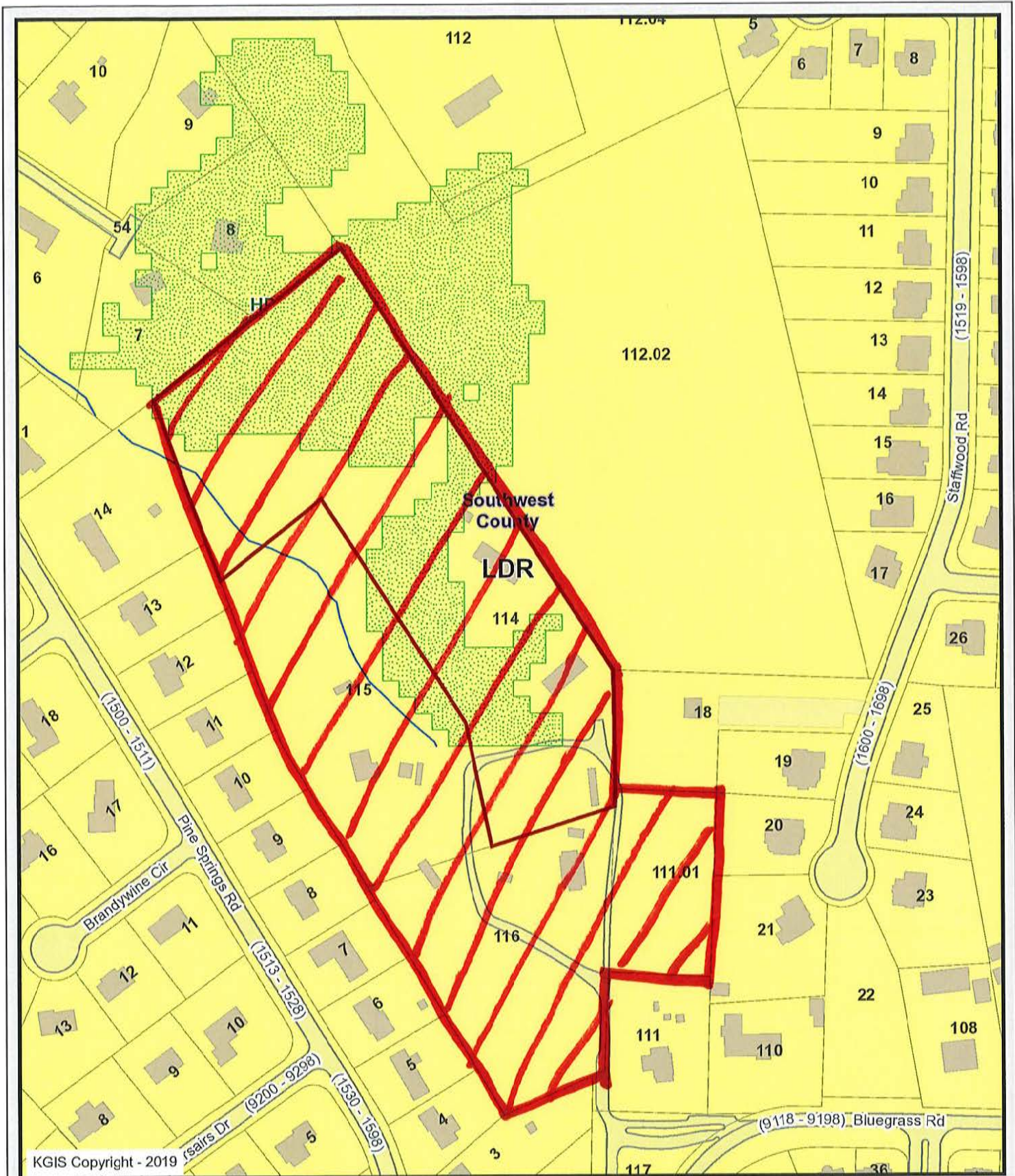
# REQUEST

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

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

**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

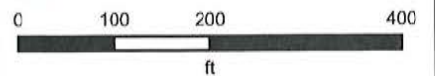


## Letter Portrait

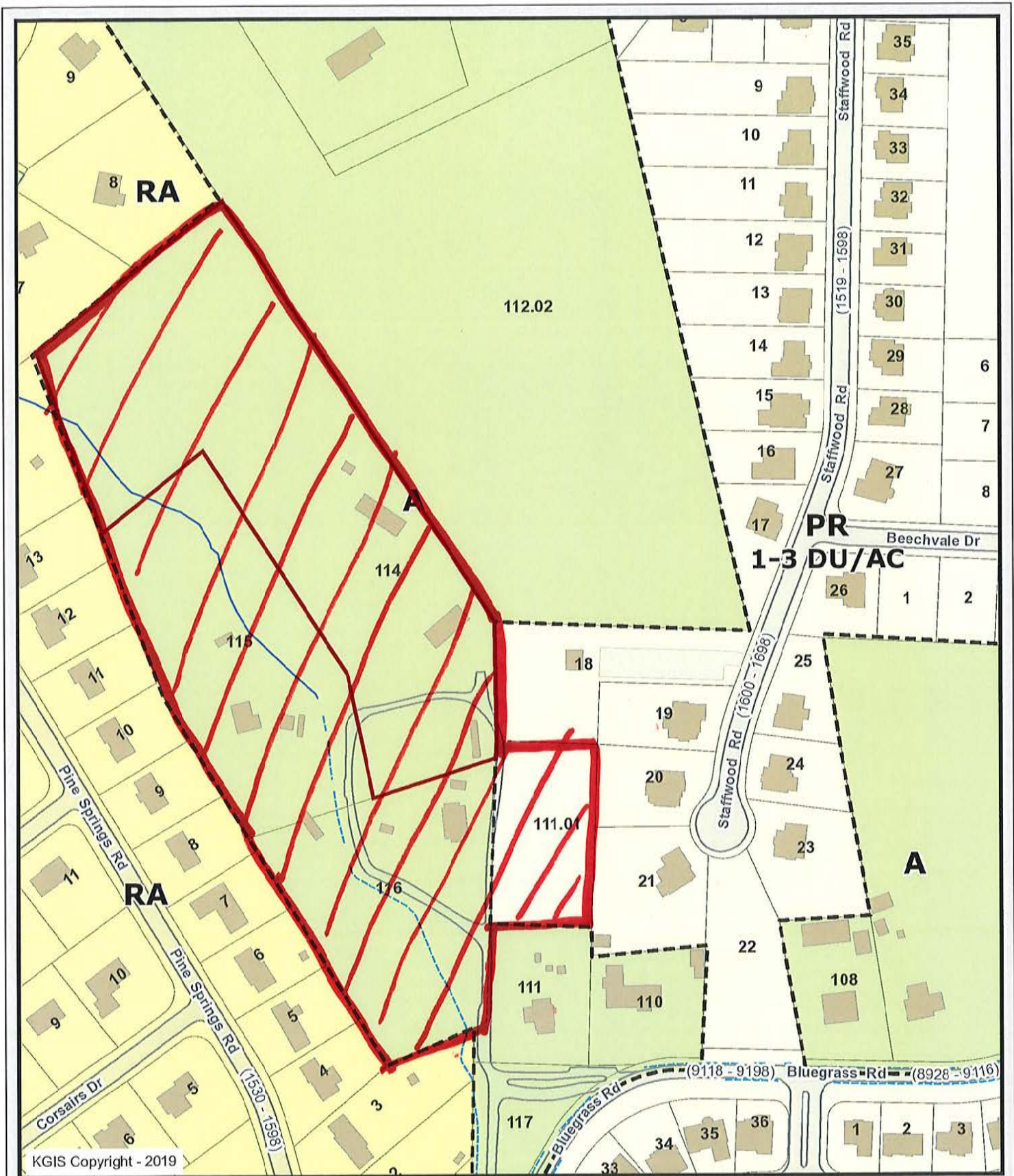
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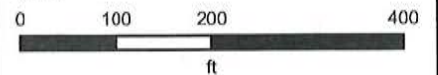


Letter Portrait

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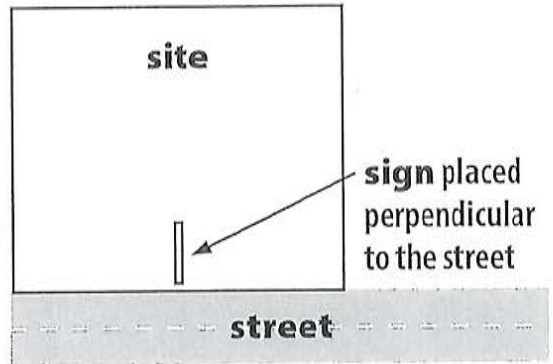
## REQUIRED SIGN POSTING AGREEMENT

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