

REZONING REPORT

► **FILE #:** 3-G-20-RZ

AGENDA ITEM #: 15

AGENDA DATE: 3/12/2020

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

OWNER(S): Richard Steiner

TAX ID NUMBER: 29 166

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6414 Stormer Rd.

► **LOCATION:** South side of Stormer Rd., west of Beeler Rd intersection, south of E. Emory Rd.

► **APPX. SIZE OF TRACT:** 64 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Stormer Road is a minor collector with a road width of 15 feet and a right-of-way width of 60 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 designation but contains a detached single family house

► **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: PR zoning is adjacent to the west, but at a density of 1-2 du/ac

HISTORY OF ZONING: None noted for this property.

SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant, rural residential and single family residential - A (Agricultural)

South: Rural residential and agricultural/forestry/vacant - A (Agricultural) and RA (Low Density Residential)

East: Rural residential - A (Agricultural)

West: Agricultural/forestry/vacant - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: Stormer Rd is bordered on either side by developments with small, single-family homes and manufactured homes to the north. As the road turns east at this property, it becomes more rural, with large homes on large lots and forested land.

STAFF RECOMMENDATION:

► **Withdraw the rezoning request per the applicant's request.**

Staff recommends withdrawing the rezoning request per the applicant's request, which was received via email on 3/3/2020.

ESTIMATED TRAFFIC IMPACT: 3032 (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: 106 (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 4/27/2020. 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.



Michelle Portier <michelle.portier@knoxplanning.org>

Confirmation of removing 6414 Stormer Rd from Planning Commission agenda

4 messages

Michelle Portier <michelle.portier@knoxplanning.org>
To: Scott Davis <swd444@gmail.com>

Tue, Mar 3, 2020 at 1:41 PM

Scott,

I received a phone call and email from Lee Dunlap of Eagle Bend Development requesting we remove this item from next week's Planning Commission agenda. Since his name isn't listed on the application, I wanted to confirm with you that you would like to remove this item from consideration. Also, he did not say whether the item was to be postponed or removed entirely, so if you could clarify that, I would appreciate it!

Thank you!
Michelle

**WITHDRAWAL REQUEST****File #:** 3-G-20-RZ**Meeting Date:** 3/10/2020

Planning
KNOXVILLE | KNOX COUNTY

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Michelle Portier, AICP
Planner
865.215.3821

Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

Scott Davis <swd444@gmail.com>
Reply-To: swd444@gmail.com

Tue, Mar 3, 2020 at 2:29 PM

To: Lee Dunlap <Eleed66@yahoo.com>, Michelle Portier <michelle.portier@knoxplanning.org>

Thank you very much for the follow up. Please remove from the agenda.

Scott Davis
[Quoted text hidden]

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Thank you.

Scott Davis
865-806-8008

Michelle Portier <michelle.portier@knoxplanning.org>
To: Scott Davis <swd444@gmail.com>

Tue, Mar 3, 2020 at 2:33 PM

Thank you! Is it a complete withdrawal, then, not a postponement?
[Quoted text hidden]

Scott Davis <swd444@gmail.com>

Tue, Mar 3, 2020 at 2:49 PM

3/3/2020

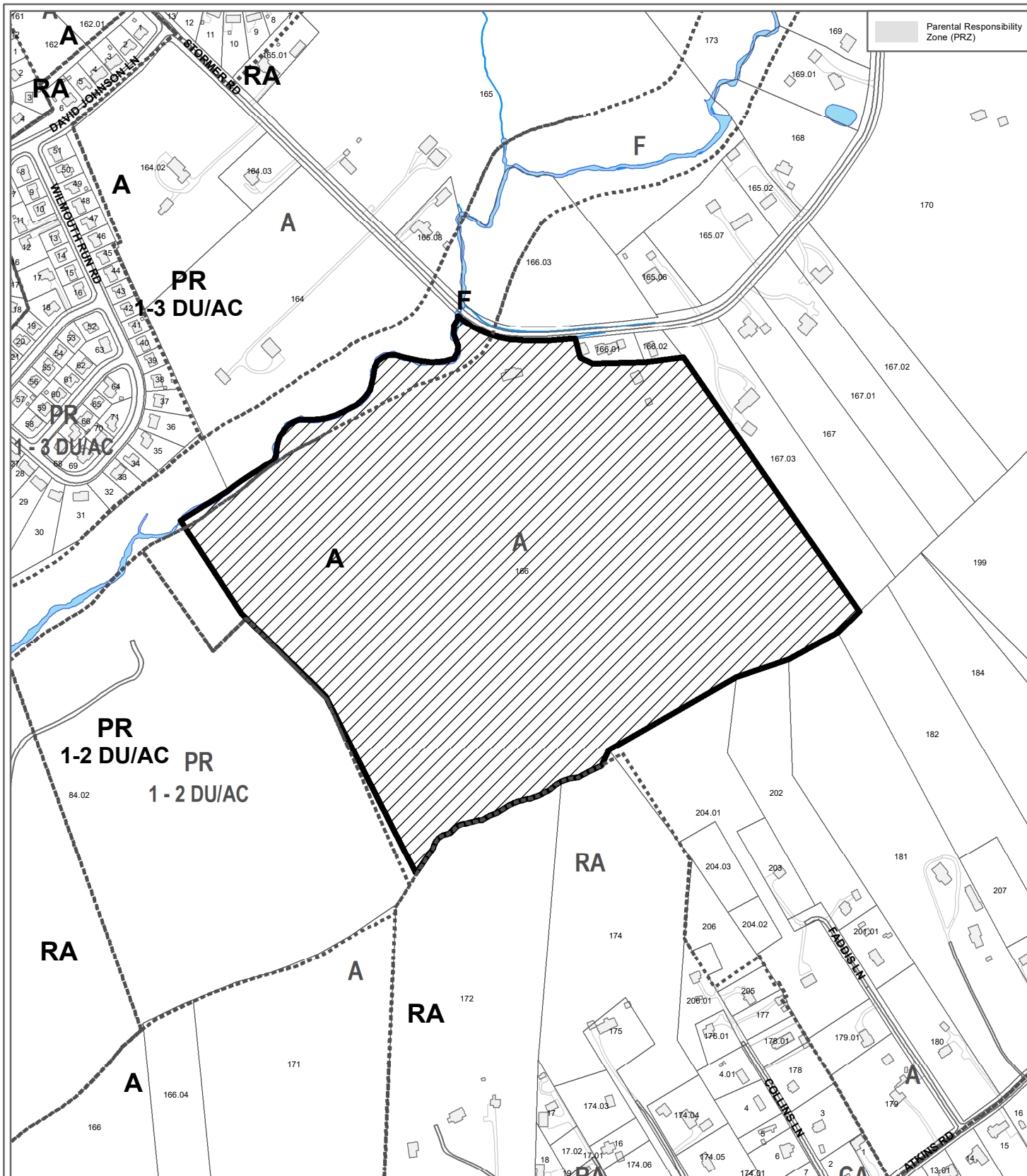
Knoxville - Knox County Planning Mail - Confirmation of removing 6414 Stormer Rd from Planning Commission agenda

Reply-To: swd444@gmail.com

To: Michelle Portier <michelle.portier@knoxplanning.org>

Correct

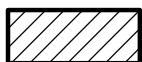
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3-G-20-RZ REZONING

From: A (Agricultural)

To: PR (Planned Residential)



Petitioner: Mesana Investments

Map No: 29

Jurisdiction: County



Original Print Date: 2/18/2020

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



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

1/27/2020

Date Filed

3/12/2020

Meeting Date (if applicable)

3-G-20-RZ

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

Name

Mesava Investments, LLC

Company

P.O. Box 11315

Address

Knoxville

City

TN

State

37939

Zip

(865) 806-8008

Phone

swd444@gmail.com

Email

CURRENT PROPERTY INFO

Richard Steiner

Owner Name (if different)

9641 Homestead Rd, Anchorage, AK 99507

Owner Address

Owner Phone

6414 Stormal Road, 37918

Property Address

029 166

Parcel ID

s/s west of
Near Stormal Rd and Beecher Rd intersection

General Location

64 acres (+/-)

Tract Size

8

Jurisdiction (specify district above)

☐ City ☒ County

A

Zoning District

Northwest County

Planning Sector

LDR

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

Vacant Land

Existing Land Use

N

Septic (Y/N)

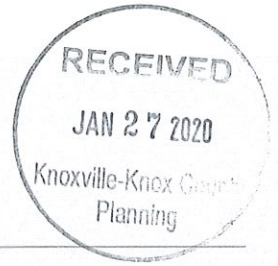
Hallsdale-Powell

Sewer Provider

"

Water Provider

REQUEST



DEVELOPMENT
SUBDIVISION
ZONING
STAFF USE ONLY

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

☐ Proposed Subdivision Name _____ Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: _____

☐ Other (specify): _____

☐ Attachments / Additional Requirements

☒ Zoning Change: PR MAX 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): _____

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

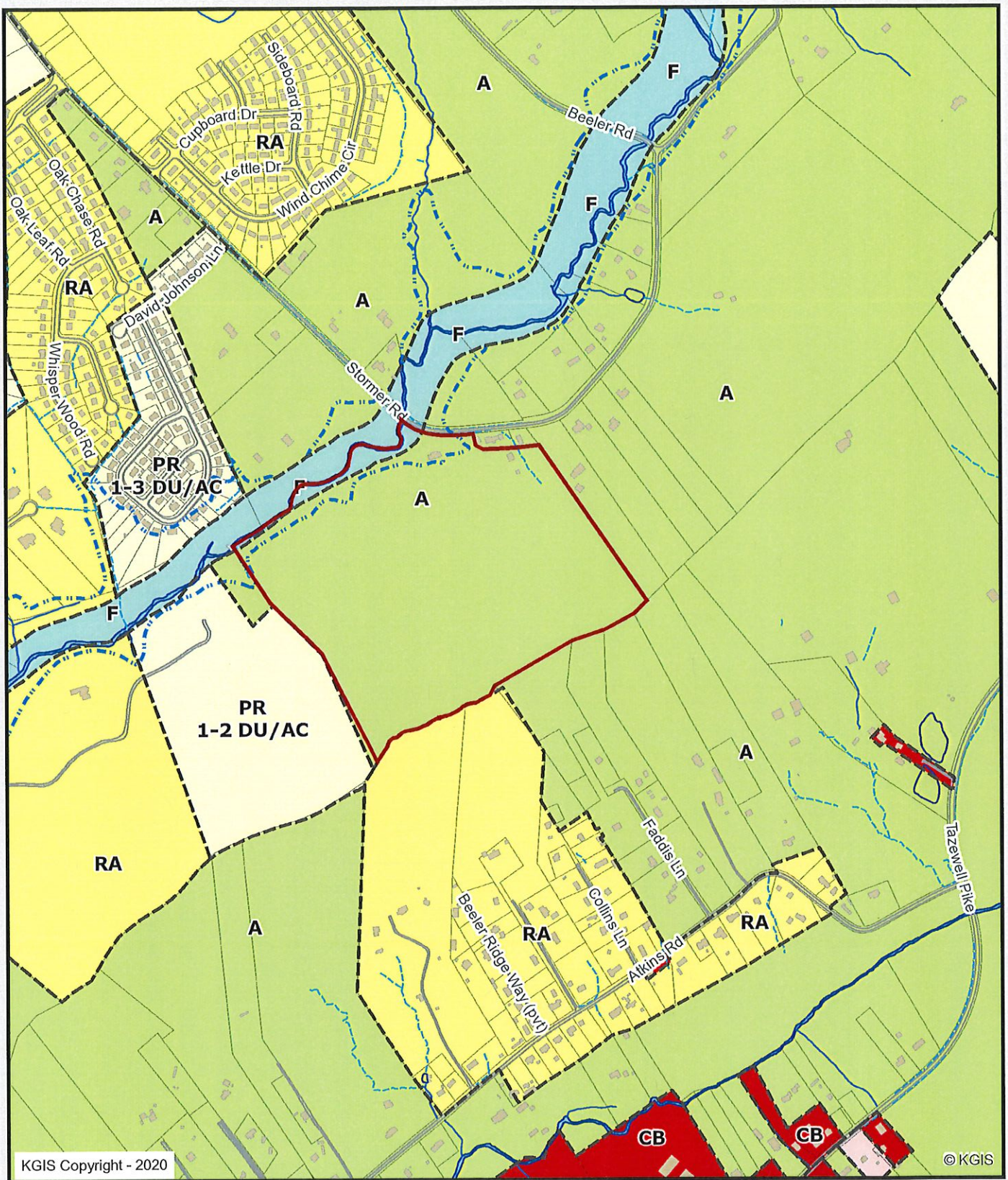
FEE 1: <u>\$3805.00</u> \$500.00	TOTAL: \$500.00 <u>\$3805.00</u>
FEE 2:	
FEE 3:	

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

Drew Staten Drew Staten 1/27/2020
Applicant Signature Please Print Date

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

Elizabeth Alberson Elizabeth Alberson 1/27/2020
Staff Signature Please Print Date



3-G-20-RZ

Mesana Investments LLC

Knoxville - Knox County - KUB Geographic Information System



Printed: 1/27/2020 at 4:25:27 PM

0 390 780 1,560
ft

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

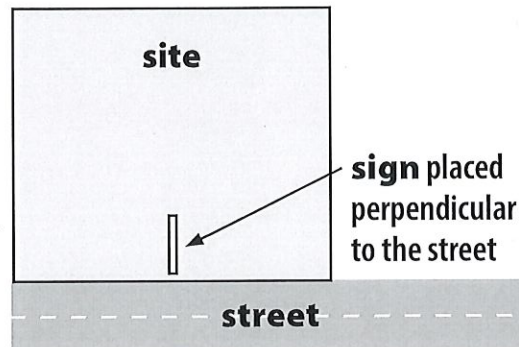
REQUIRED SIGN POSTING AGREEMENT

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:

Feb 26 (Wed) and March 13 (Fri)
 (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: 1-27-20

File Number: 3-G-20-RZ