

# REZONING REPORT

► **FILE #:** 3-I-20-RZ

**AGENDA ITEM #:** 17

**AGENDA DATE:** 3/12/2020

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

OWNER(S): Jeffrey & Sandra Sexton

TAX ID NUMBER: 133 031.01 & 031.02

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 861 S. Gallaher View Rd. and 0 Westland Dr.

► **LOCATION:** West side of S. Gallaher View Rd., north of Westland Dr.

► **APPX. SIZE OF TRACT:** 6.5 acres total

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: S. Gallaher View Road is a major collector with a road width of 16.3 feet and a right-of-way width of 60 feet.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District is in the area

WATERSHED: Ten Mile Creek

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

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

► **EXISTING LAND USE:** Rural residential and agricultural/forestry/vacant; single family detached house on property

► **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: PR zoning is adjacent to the west, but the density is up to 4 du/ac

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural)

South: Transportation/communications/utilities - PR (Planned Residential)

East: Office - A (Agricultural)

West: Single family residential - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This parcel is one of the last to be subdivided and redeveloped. The area in general is built out with detached single family homes on small lots averaging 1/4 acre in size, though National Gas Distributors owns the parcel across the street to the east and KUB owns the parcel across the railroad right-of-way to the south housing a transformer.

## STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the sector plan's Low Density Residential designation and with the surrounding development.**

## 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. There is an increased need for small-scale housing. The proposed development would help to meet this need.

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.
3. The area has contained residential developments with half-acre lots in the near vicinity since the late 1990s.

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 32 dwelling units, which would generate approximately 364 trips per day and would not generate a need for a traffic impact analysis.

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 Southwest County Sector Plan's LDR (Low Density Residential) 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 west and is nearby to the north, east, and 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: Not required.

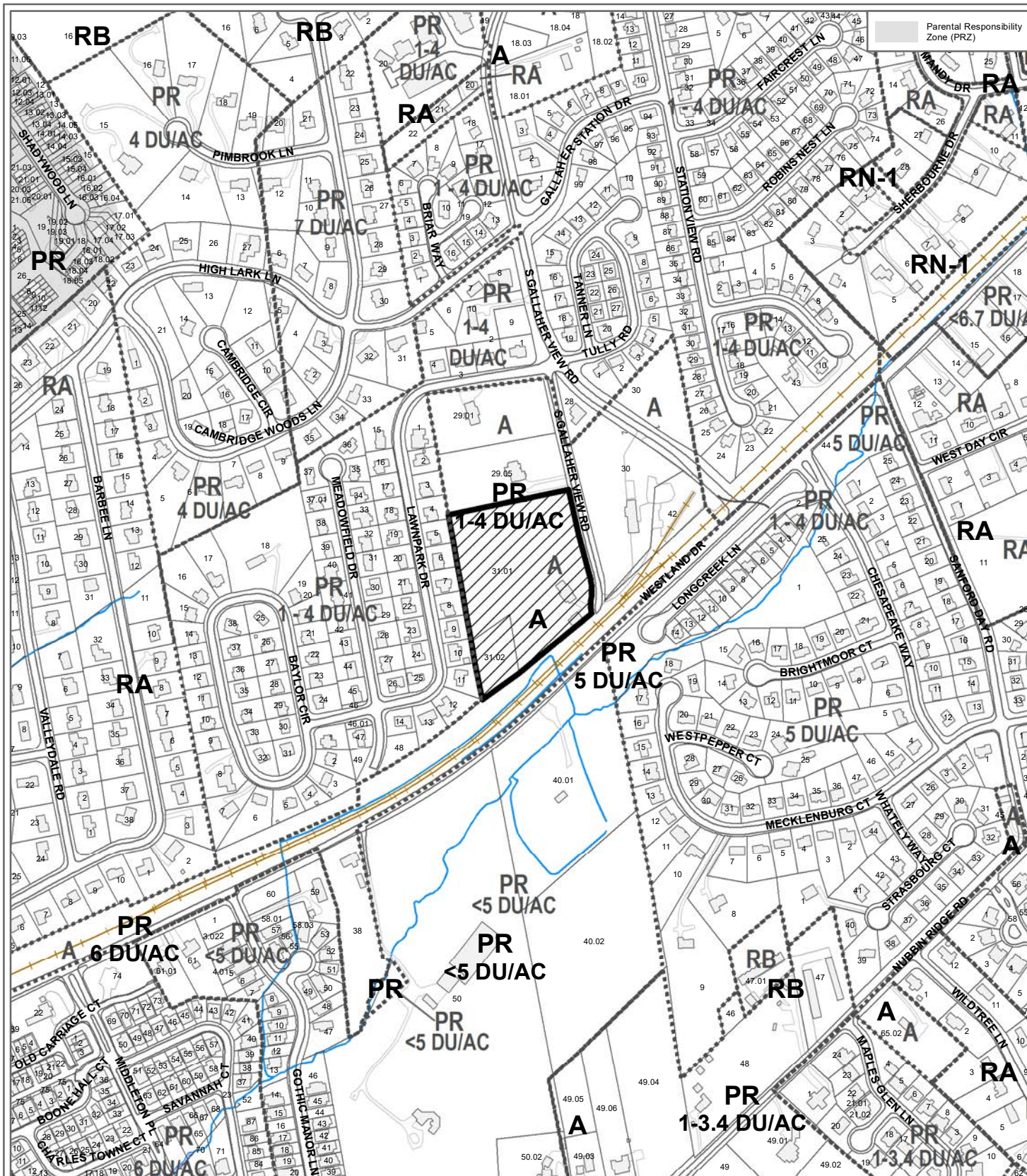
ESTIMATED STUDENT YIELD: 13 (public school children, grades K-12)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

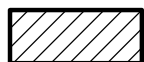
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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





### 3-I-20-RZ REZONING



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 2/18/2020

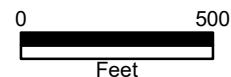
Revised:

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

Petitioner: Mesana Investments, LLC

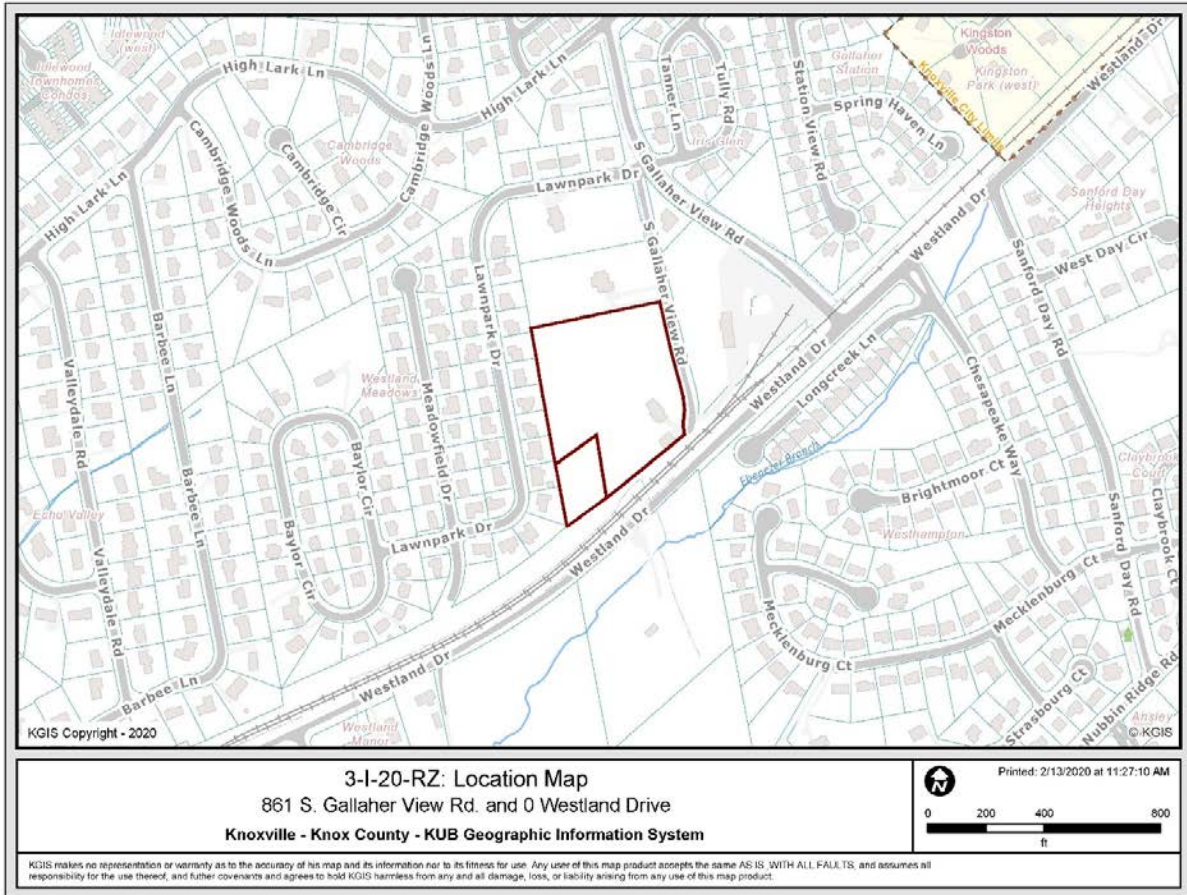
Map No: 133

Jurisdiction: County





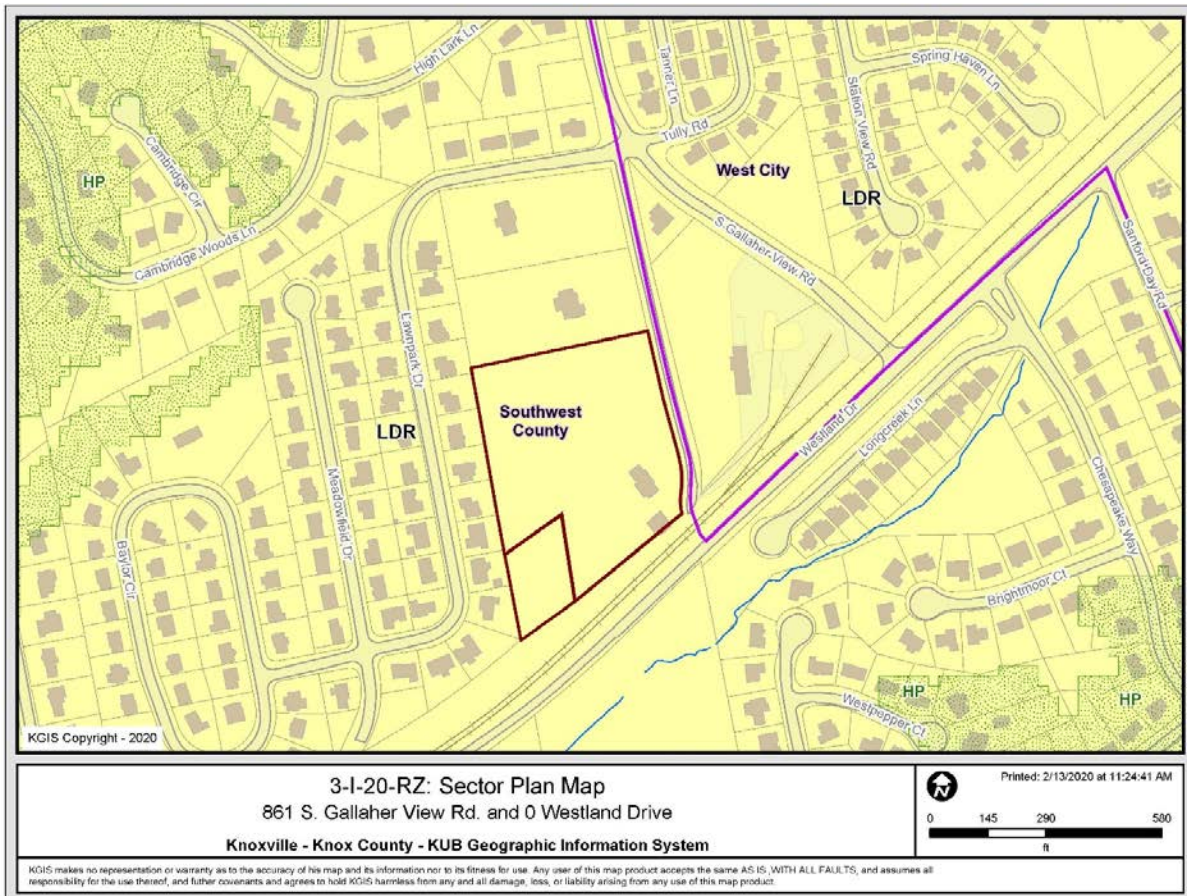
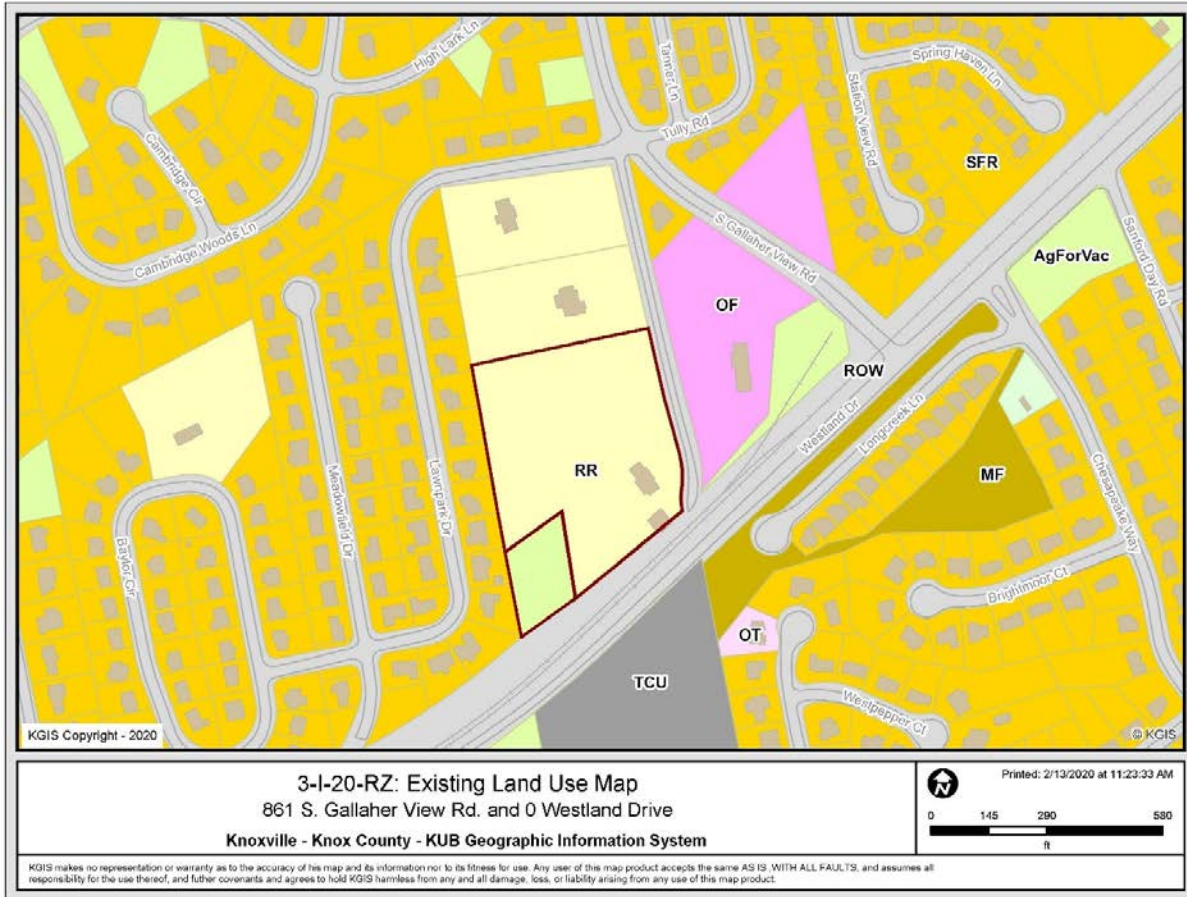
3-I-19-RZ  
EXHIBIT A. Contextual Images





### 3-I-19-RZ

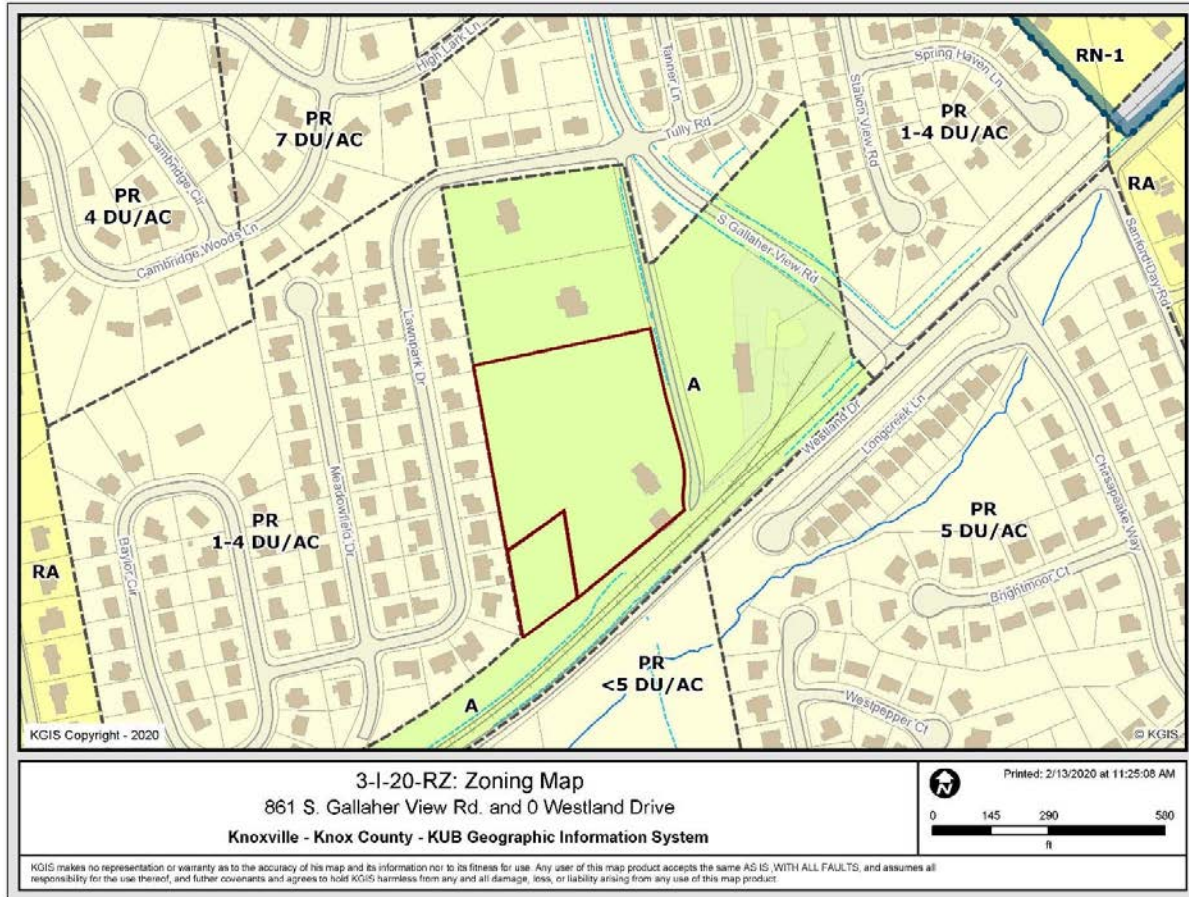
### EXHIBIT A. Contextual Images





### 3-I-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 for County Planning



Mesava Investments, LLC  
Applicant Name

Affiliation

1/27/2020  
Date Filed

3/12/2020  
Meeting Date (if applicable)

3-I-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

37439  
Zip

(865) 806-8008  
Phone

swd444@gmail.com  
Email

## CURRENT PROPERTY INFO

Jeffery Sexton / Sandra Sexton 861 S. Gallaher View Road —  
Owner Name (if different) Owner Address Owner Phone

861 S. Gallaher View Road, O Westland Drive 133 031.01 and 133 031.02  
Property Address Parcel ID

Near the corner of S. Gallaher View Road and Westland Dr. 6.5 acres (+/-)  
General Location Tract Size

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

Southwest County LDR Planned Growth  
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

Single Family Home N KUB KUB  
Existing Land Use Septic (Y/N) Sewer Provider Water Provider

# 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  
Proposed Property Use (specify)

5  
Proposed Density (units/acre)

N/A  
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:

\$925.00

TOTAL:

\$925.00

FEE 2:

FEE 3:

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

Drew Staker  
Applicant Signature

Drew Staker  
Please Print

1/27/2020  
Date

(865) 806-8008  
Phone Number

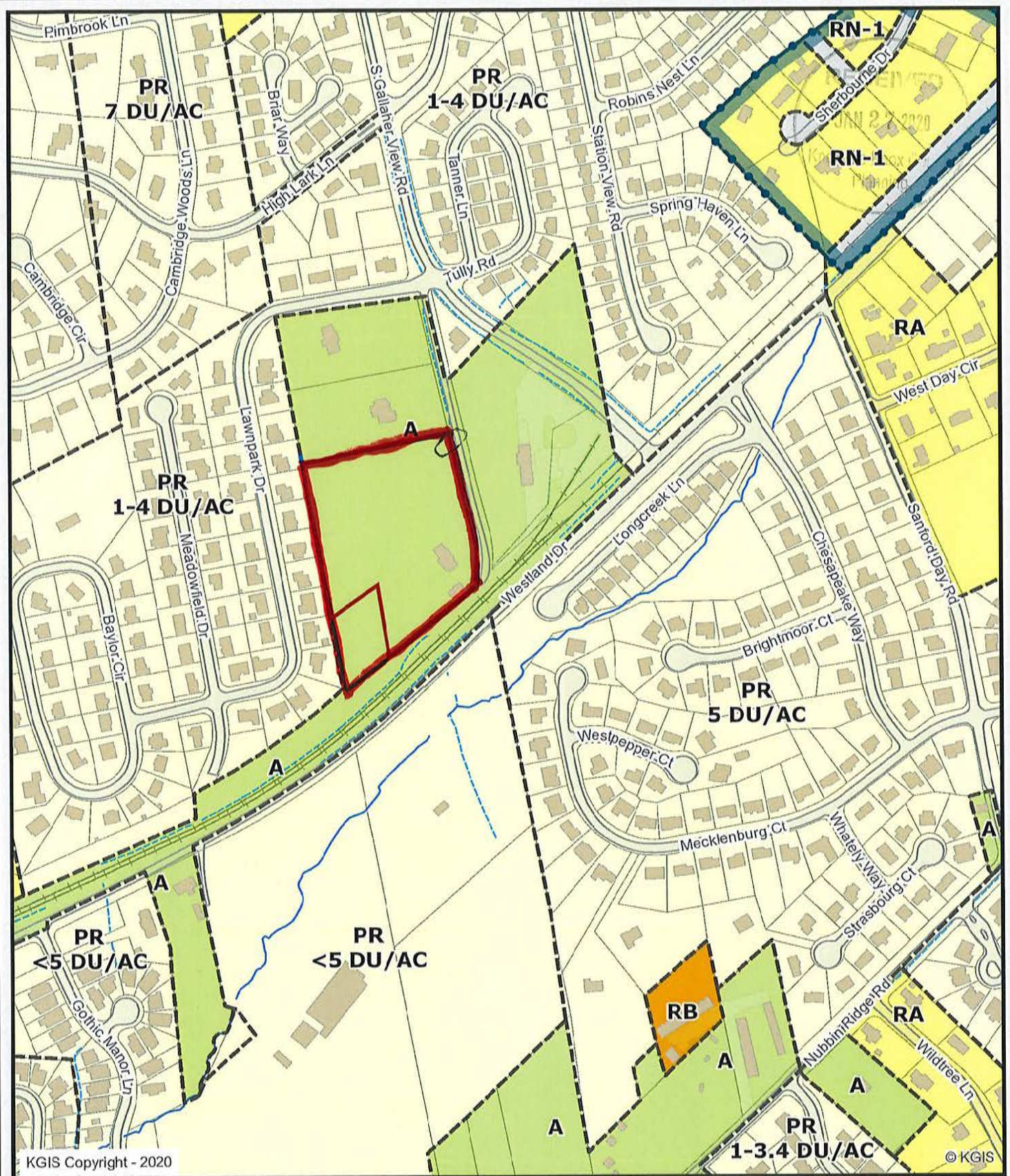
swd444@gmail.com  
Email

Elizabeth Alberson  
Staff Signature

Elizabeth Alberson  
Please Print

1/27/2020  
Date





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3-I-20-RZ

Mesana Investments LLC

Knoxville - Knox County - KUB Geographic Information System

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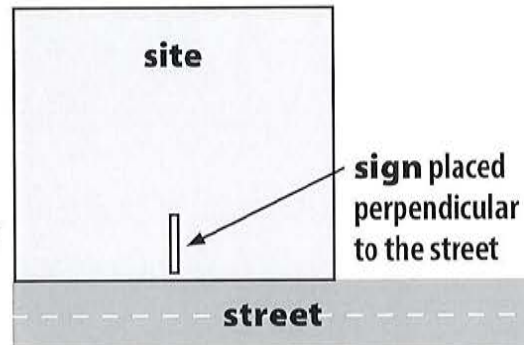
## REQUIRED SIGN POSTING AGREEMENT

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:

Feb 26 (Wed) and March 13 (Fri)  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Drew Staten

Printed Name: Drew Staten

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

Date: 1-27-20

File Number: 318-20-RZ