

REZONING REPORT

► **FILE #:** 8-K-21-RZ

AGENDA ITEM #: 17

AGENDA DATE: 8/12/2021

► **APPLICANT:** MESANA INVESTMENTS LLC

OWNER(S): Robert Faulkner

TAX ID NUMBER: 20 132

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6517 Brackett Rd.

► **LOCATION:** Northeast side of Brackett Road, north of E. Emory Road

► **APPX. SIZE OF TRACT:** 30.03 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is off of Brackett Road, a local road with a 16-ft pavement width within a 50-ft right-of-way.

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:** Vacant land

► **DENSITY PROPOSED:** up to 5 du/ac

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant - A (Agricultural) and PR (Planned Residential) with up to 3 du/ac

South: Agricultural/forestry/vacant - A (Agricultural)

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

West: Agricultural/forestry/vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area has been developed with large lot residential uses under Agricultural zoning.

STAFF RECOMMENDATION:

► **Approve PR zoning with up to 3 du/ac because it is consistent with the sector plan and the Growth Policy Plan.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, SUBSECTIONS A-D, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. Gibbs Middle School was constructed fairly recently, adding to the Gibbs school system in the area as it is located between Gibbs Elementary and Gibbs High Schools.
2. Around the same time, Tazewell Pike and Emory Road were widened at their intersection. Both were previously two-lane roads that now consist of four lanes, including separate right turn and protected left turn lanes.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR (Planned Residential Zone) is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
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.

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. The property is within the Planned Growth Area of Knox County, adjacent to the Rural Area. Surrounding residential properties are mostly zoned A (Agricultural) and RA (Low Density Residential). Residential developments with smaller lot sizes and densities around 3 du/ac exist off of side streets accessed from E. Emory Road. The cluster of homes on Brackett Road closer to E. Emory Road vary in size from 0.64 acres to just over 5 acres.
2. Built at the requested 5 du/ac, the development could accommodate up to 150 single family homes. Built at the recommended 3 du/ac, the development could accommodate up to 90 single family homes. These are basic calculations that do not account for road infrastructure or stormwater facilities.
3. Brackett Road connects to E. Emory Road, a major arterial, and Bell Road, a major collector. Brackett Road is very narrow and may require improvements or widening. A traffic impact analysis would be required for the concept plan phase to determine what, if any, road improvements would be needed.
4. The parcel has access to sewer lines.
5. The property is close to Gibbs Schools, though it is not in a Parental Responsibility Zone.
6. The property is fairly flat, with slopes under 15%.

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. During the sector plan's community input process, citizens voiced concern about the loss of farmland to residential development and increased traffic volume on rural roads (p. 25). However, Brackett Road already has residential development along its length near E. Emory Road and scattered among vacant properties along the rest of the road.
2. The Northeast County Sector Plan's LDR (Low Density Residential) designation supports up to 5 du/ac in the County's Planned Growth Areas. However, staff believes 3 du/ac to be a better balance between the sector plan and existing development.

ESTIMATED TRAFFIC IMPACT: 1510 (average daily vehicle trips)

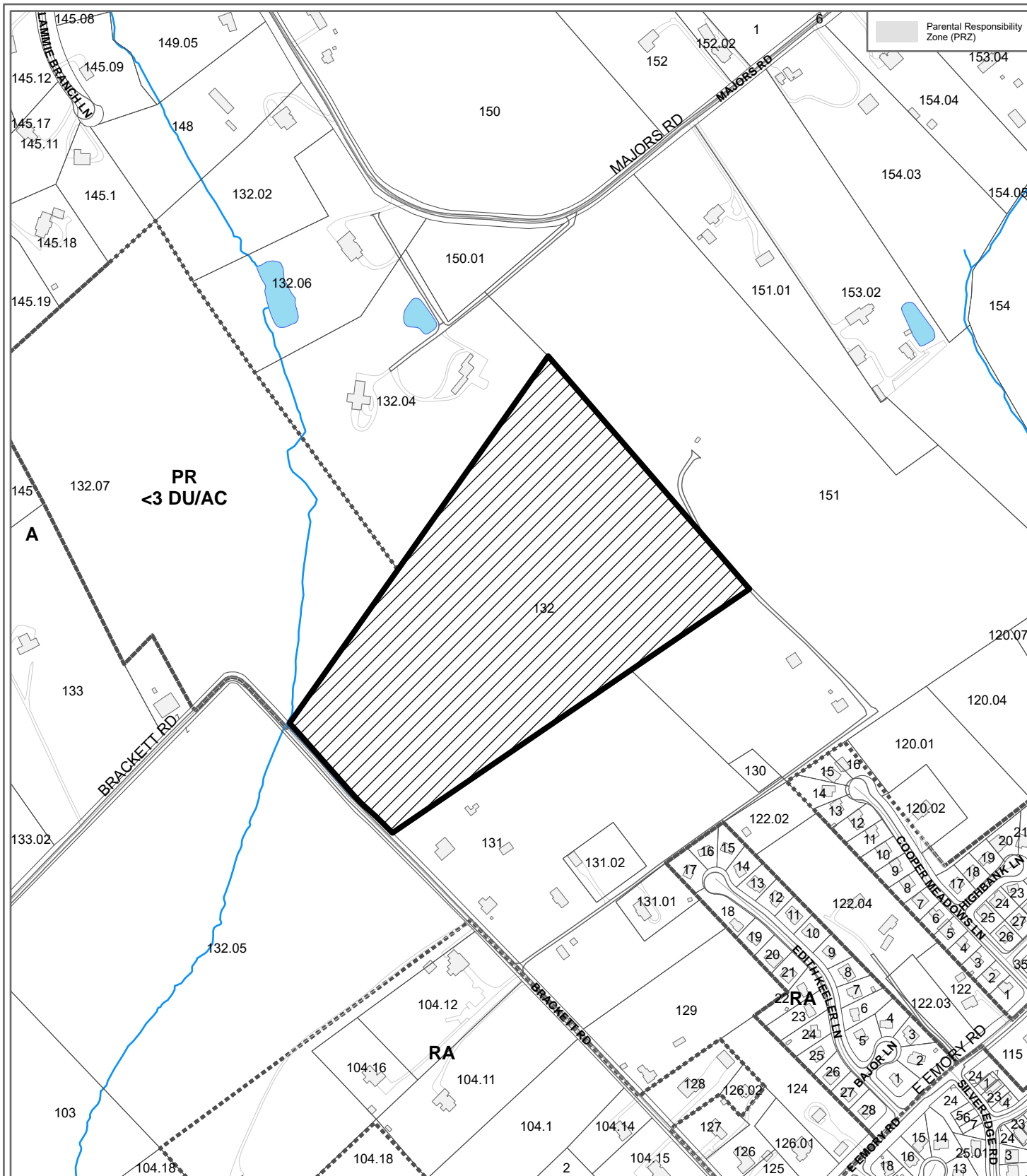
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 50 (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.

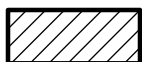
If approved, this item will be forwarded to Knox County Commission for action on 9/27/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



8-K-21-RZ REZONING

From: A (Agricultural)

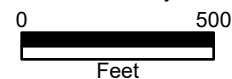
To: PR (Planned Residential)



Petitioner: Mesana Investments LLC

Map No: 20

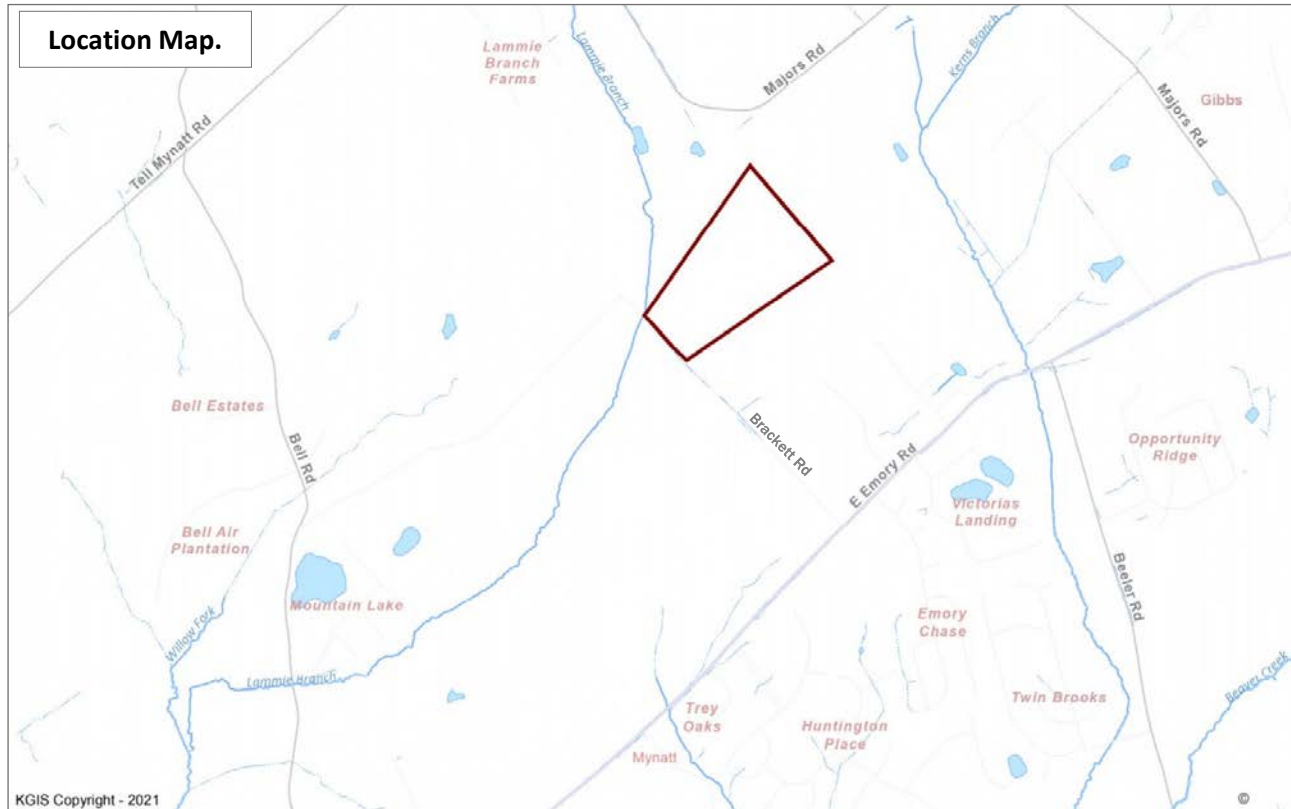
Jurisdiction: County



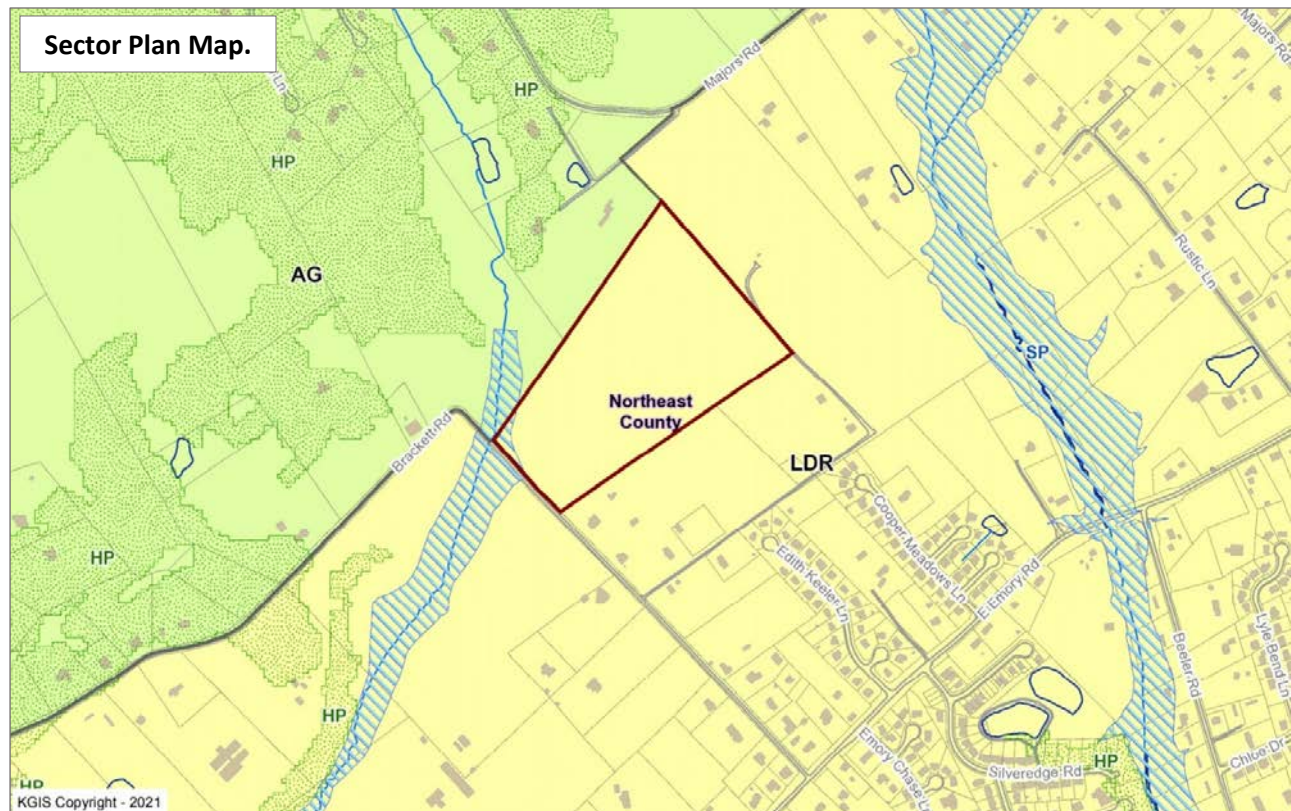
Original Print Date: 7/6/2021
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

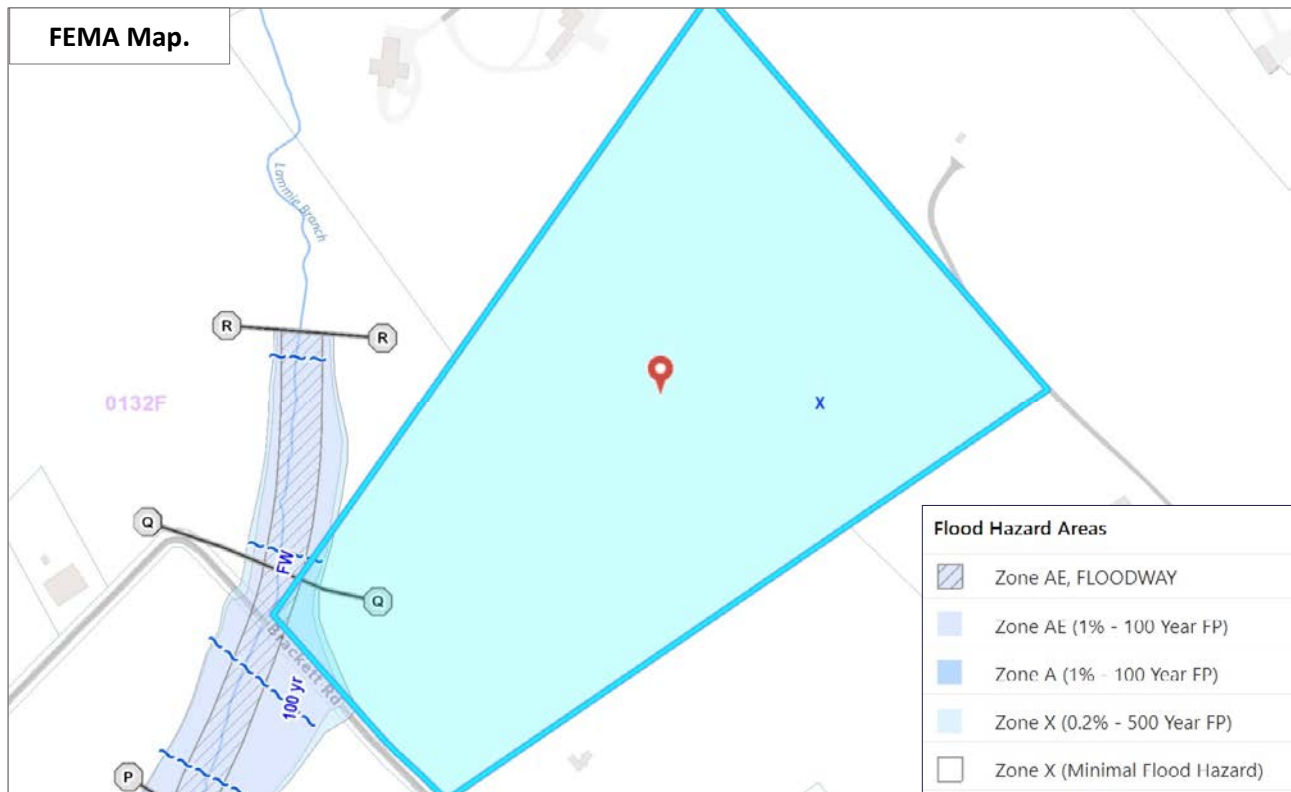
8-K-21-RZ
EXHIBIT A. Contextual Images



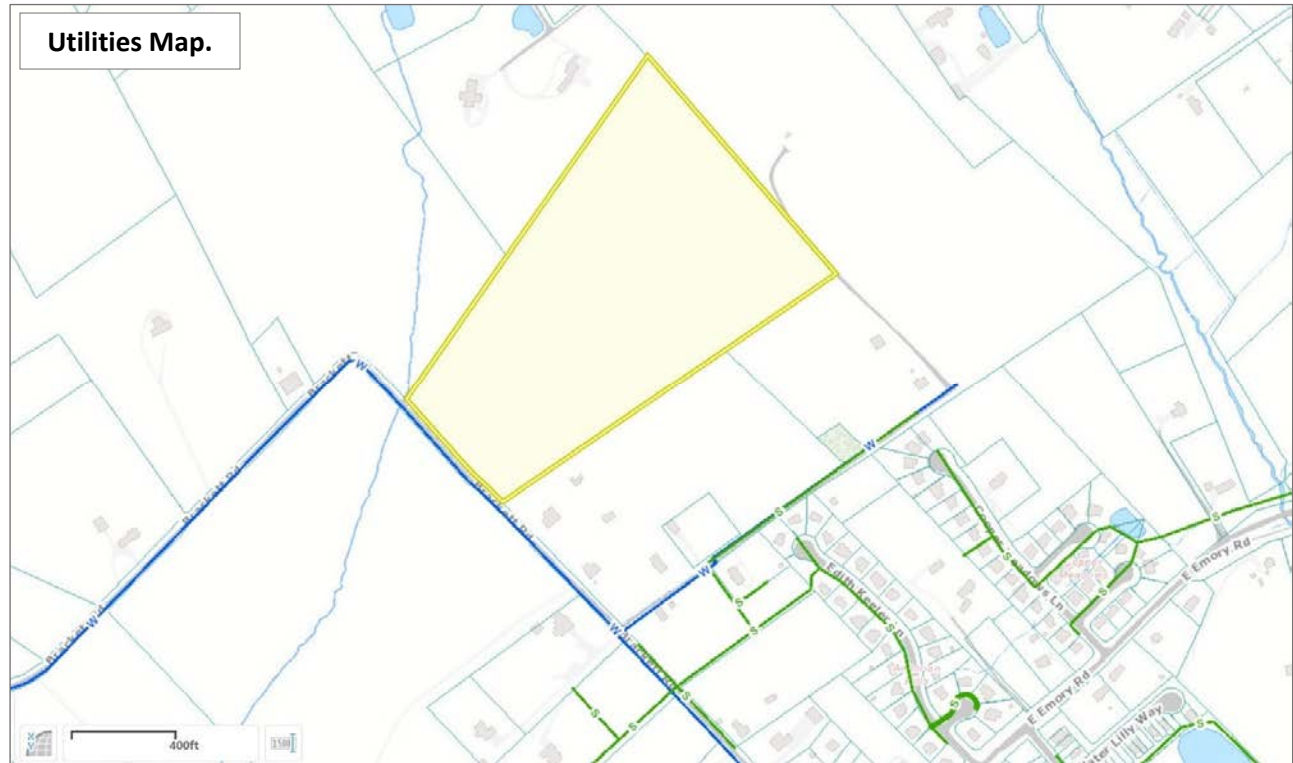
8-K-21-RZ
EXHIBIT A. Contextual Images



8-K-21-RZ
EXHIBIT A. Contextual Images



8-K-21-RZ
EXHIBIT A. Contextual Images



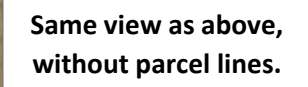
8-K-21-RZ

EXHIBIT A. Contextual Images



EXHIBIT A. Contextual Images

EXHIBIT A. Contextual Images





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

Mesanna Investments LLC
Applicant Name

Affiliation

6/28/2021
Date Filed

8/12/2021
Meeting Date (if applicable)

File Number(s)

8-K-21-RZ

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

Mesanna Investments LLC
Company

P.O. Box 11315
Address

Knoxville
City

TN
State

37939
ZIP

865-693-3356
Phone

Swd444@gmail.com
Email

CURRENT PROPERTY INFO

Robert Falkner
Owner Name (if different)

2910 Abing Falls Ln
Owner Address
Houston TX 77094

Owner Phone

6517 Brackett Rd
Property Address

Map 20 - 132
Parcel ID

Hallsdale Powell
Sewer Provider

Hallsdale Powell Utility District
Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeastside of Brackett Rd, north
General Location
of E. Emory Rd.

30.03
Tract Size

☐ City ☒ County 8th
District

A
Zoning District

Ag For Vac
Existing Land Use

Northeast County
Planning Sector

LDR & SP
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA

☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Combine Parcels

☒ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

Proposed Zoning

PR 1-5

☐ Plan Amendment Change

Proposed Plan Designation(s)

S-AC

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

STAFF USE ONLY**PLAT TYPE**

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat)

☐ Use on Review / Special Use (Concept Plan)

☐ Traffic Impact Study

☐ COA Checklist (Hillside Protection)

Fee 1	base fee	Total
0325	600.00	
Fee 2		
#50 X 30.03	1501.50	
Fee 3	acres	
		2101.50

AUTHORIZATION

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

Applicant Signature

Please Print

Date

Phone Number

Email

Staff Signature

Please Print

Date

Scott Davis

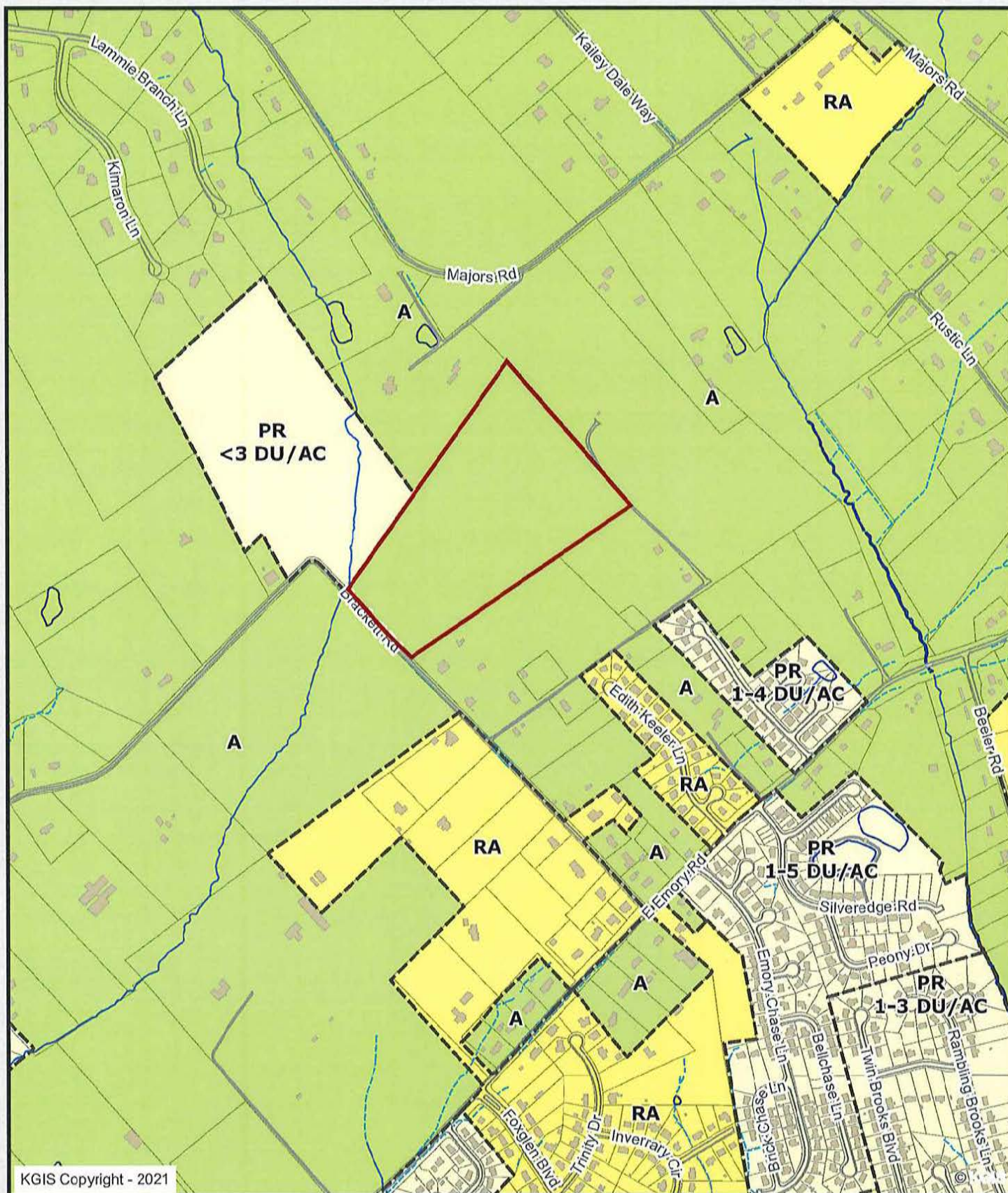
Jun 22, 2021

865-693-3356

scott.davis@gmail.com

Sherry Muchienzi

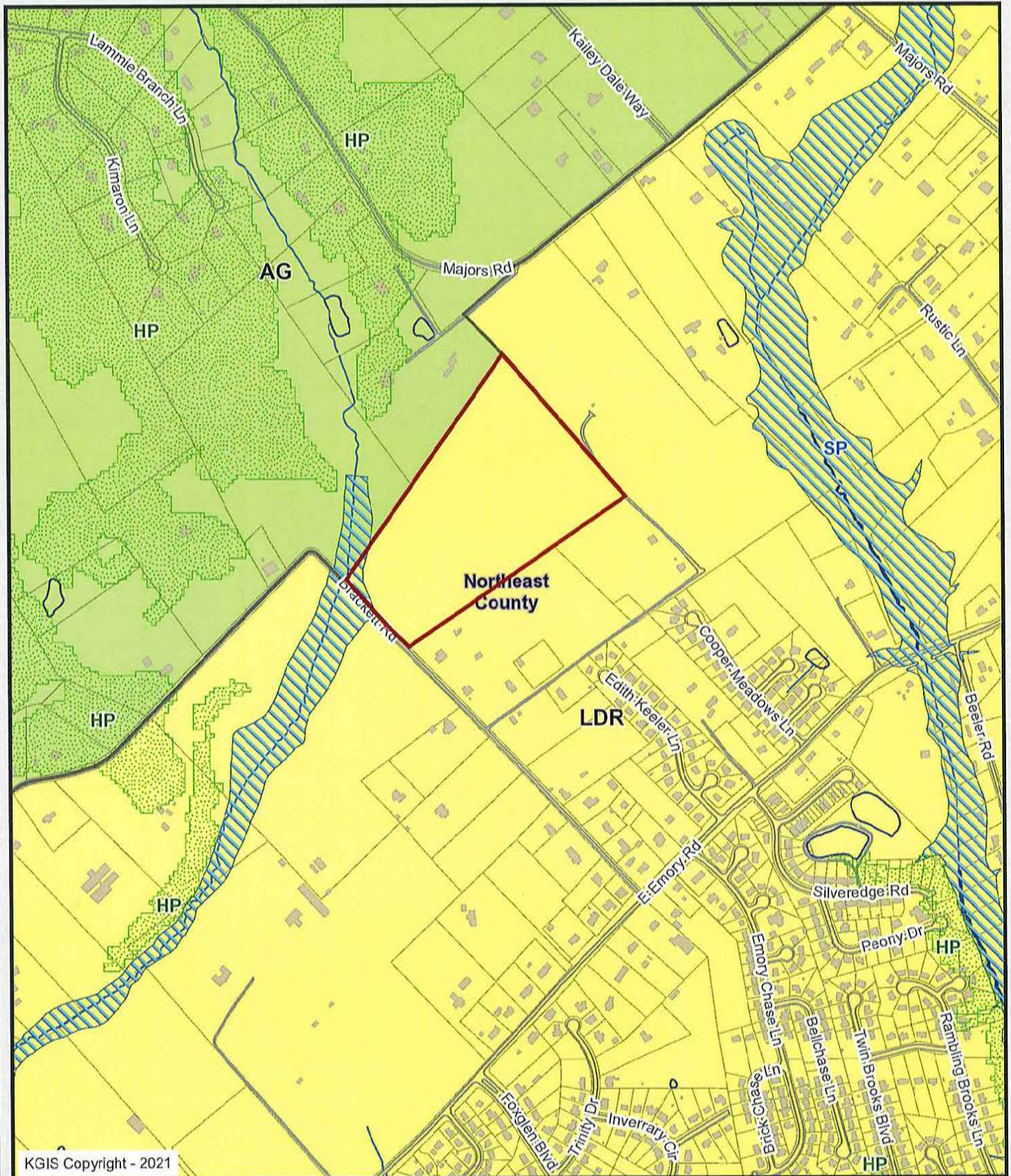
SHERRY MUCHIENZI



6517 Brackett Rd.

Knoxville - Knox County - KUB Geographic Information System

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.

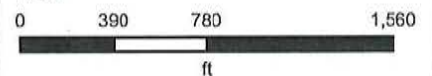


6517 Brackett Rd.

Knoxville - Knox County - KUB Geographic Information System



Printed: 6/29/2021 at 9:29:45 AM



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.

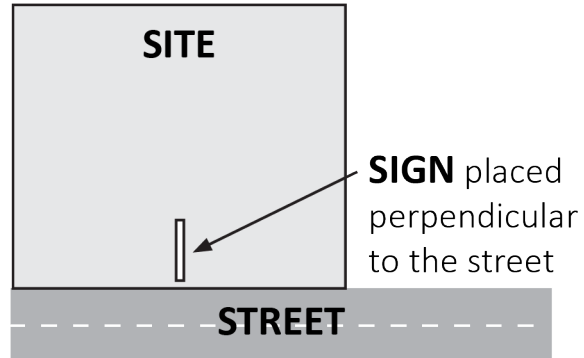
Source: KGIS

ACTIVE	NORMAL
<p>1. 100% of the time, the patient is able to perform the task.</p> <p>2. 100% of the time, the patient is able to perform the task.</p> <p>3. 100% of the time, the patient is able to perform the task.</p> <p>4. 100% of the time, the patient is able to perform the task.</p> <p>5. 100% of the time, the patient is able to perform the task.</p> <p>6. 100% of the time, the patient is able to perform the task.</p> <p>7. 100% of the time, the patient is able to perform the task.</p> <p>8. 100% of the time, the patient is able to perform the task.</p> <p>9. 100% of the time, the patient is able to perform the task.</p> <p>10. 100% of the time, the patient is able to perform the task.</p>	<p>1. 100% of the time, the patient is able to perform the task.</p> <p>2. 100% of the time, the patient is able to perform the task.</p> <p>3. 100% of the time, the patient is able to perform the task.</p> <p>4. 100% of the time, the patient is able to perform the task.</p> <p>5. 100% of the time, the patient is able to perform the task.</p> <p>6. 100% of the time, the patient is able to perform the task.</p> <p>7. 100% of the time, the patient is able to perform the task.</p> <p>8. 100% of the time, the patient is able to perform the task.</p> <p>9. 100% of the time, the patient is able to perform the task.</p> <p>10. 100% of the time, the patient is able to perform the task.</p>

06/28/2021

<https://www.kgis.org/parcelreports/ownercard.aspx?id=020%20%20132>

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant