

# REZONING REPORT

► **FILE #:** 4-V-22-RZ

**AGENDA ITEM #:** 29

**AGENDA DATE:** 4/14/2022

► **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): Kathy & Ricky Adams

TAX ID NUMBER: 91 109

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 8415 Ball Camp Pk.

► **LOCATION:** North of Ball Camp Pike, west of Frostland Lane

► **APPX. SIZE OF TRACT:** 3.61 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Camp Pike, a major collector with a pavement width of 22-ft within a right-of-way width of approximately 70-ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

► **PRESENT ZONING:** RA (Low Density Residential)

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

► **EXISTING LAND USE:** Rural residential

► **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: 2-G-20-RZ was withdrawn prior to publication

SURROUNDING LAND USE AND ZONING: North: Agriculture/Forestry/Vacant, Single family residential - A (Agricultural), RA (Low density residential)

South: Single family residential, Multifamily residential - RA (Low density residential), I (Industrial)

East: Single family residential - RA (Low density residential)

West: Rural residential, Agriculture/Forestry/Vacant, Single family residential - RA (Low density residential)

NEIGHBORHOOD CONTEXT: This area is primarily a mix of medium density residential attached dwellings, surrounded by single family residential on larger lots.

## STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the sector plan.**

1.! Access will be limited to this property due to the future Schaad Rd improvements. The limitations of this! access will be finalized in consultation with EPW during the concept plan review.

## COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, 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. Since the 1990s this area has been building out with a combination of attached and detached dwellings. The addition of more residential development is consistent with the trend in development in this area.
2. The subject property is located near the Schaad Road Improvement Project, providing additional capacity for the transportation network in this area. As part of the road improvement project, Byington Solway Road and Ball Camp Pike will be rerouted.

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

1. The PR district 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.
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. Currently the subject property is zoned RA, and when served by sanitary sewer allows for a minimum lot size of 10,000 sqft. By right, the subject property if subdivided could produce a yield of approximately 15 dwellings. If the requested density of 5 du/ac for 3.61 acres of property is approved, this property could yield approximately 18 dwelling units which is comparable to the current development potential under RA zoning. These are preliminary calculations and do not take into consideration road infrastructure or stormwater facilities.
2. The development plan review process also allows for a review by the Planning Commission with input from the community on the proposed planned unit development, and one intent of this process is to address compatibility with surrounding and adjacent zoning.

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. This amendment is consistent with the Northwest County Sector Plan.

ESTIMATED TRAFFIC IMPACT: 215 (average daily vehicle trips)

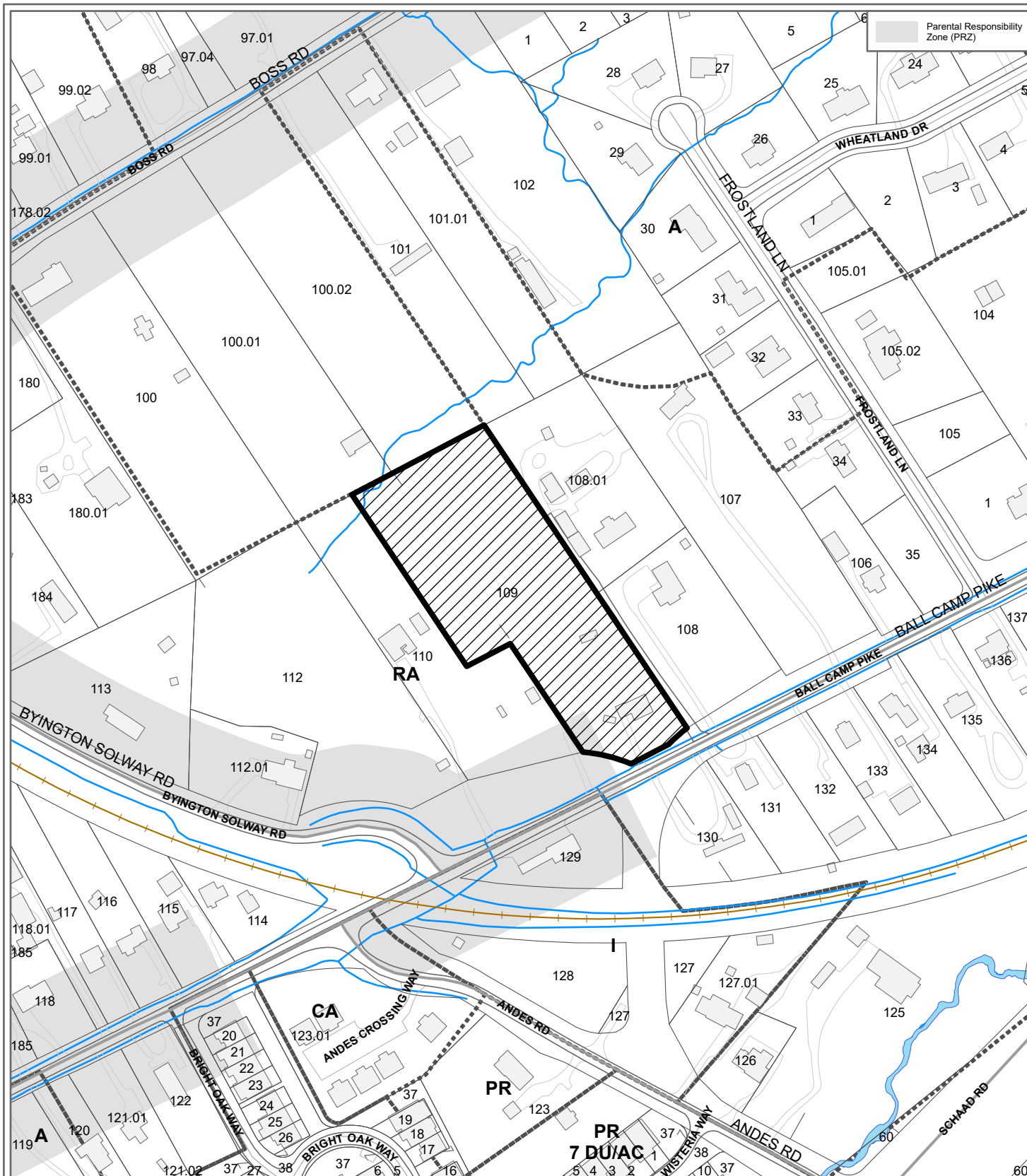
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 7 (public school children, grades K-12)

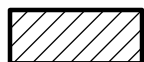
Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- 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 5/23/2022. 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.



### 4-V-22-RZ REZONING



From: RA (Low Density Residential)

To: PR (Planned Residential)

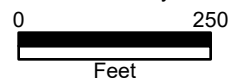
Original Print Date: 3/7/2022  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Mesana Investments, LLC

Map No: 91

Jurisdiction: County

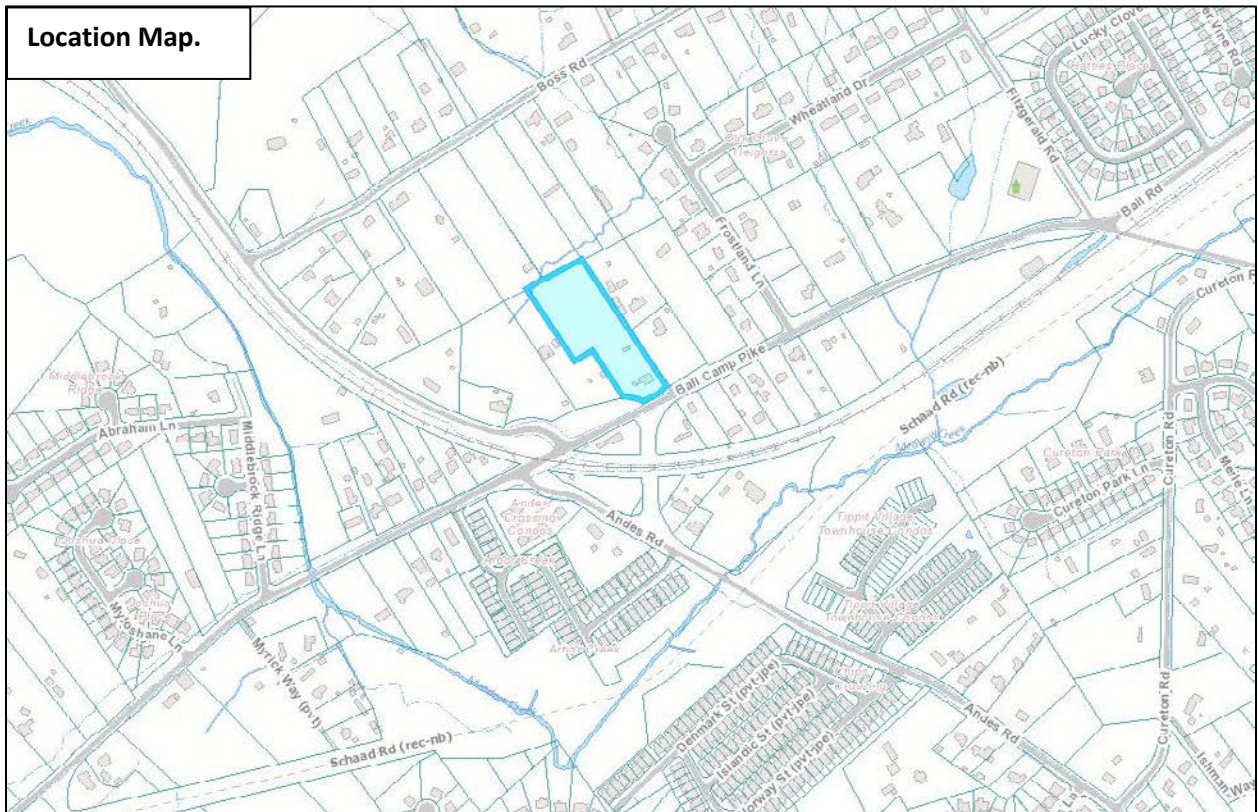




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## EXHIBIT A. Contextual Images

Location Map.



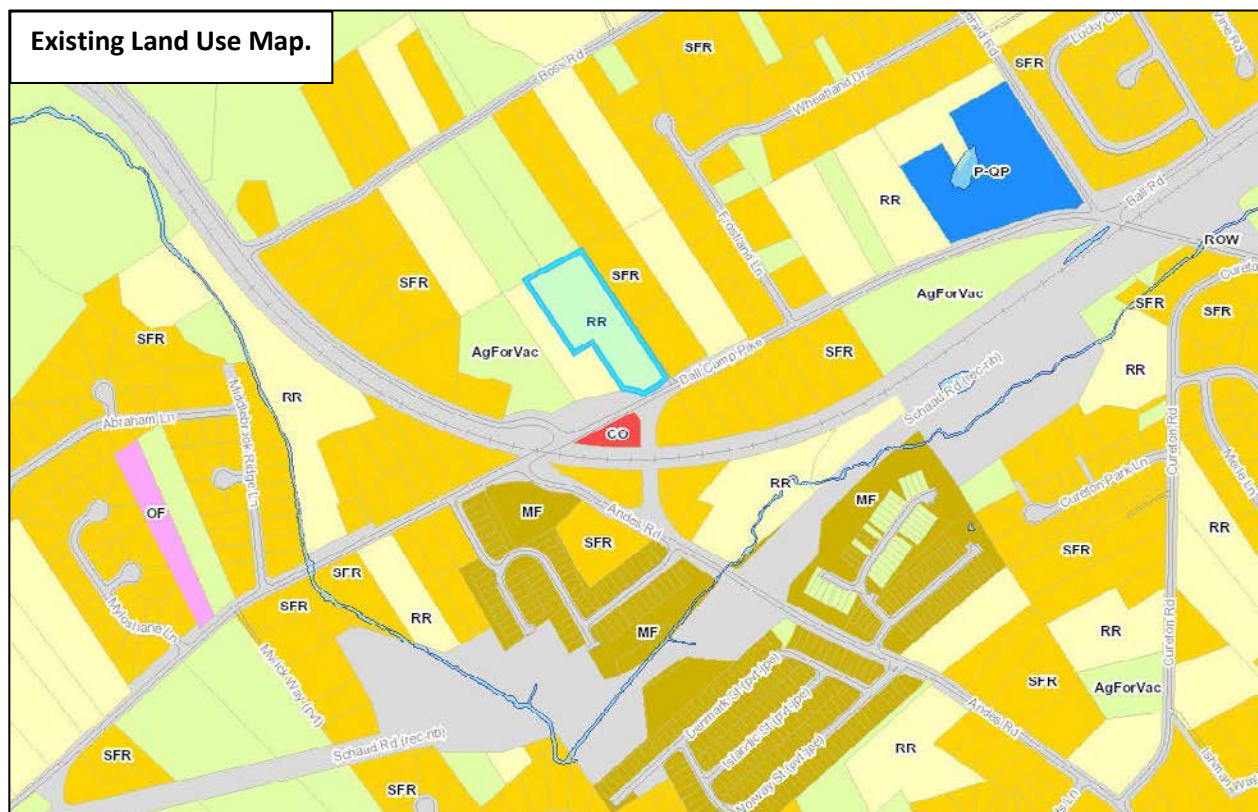
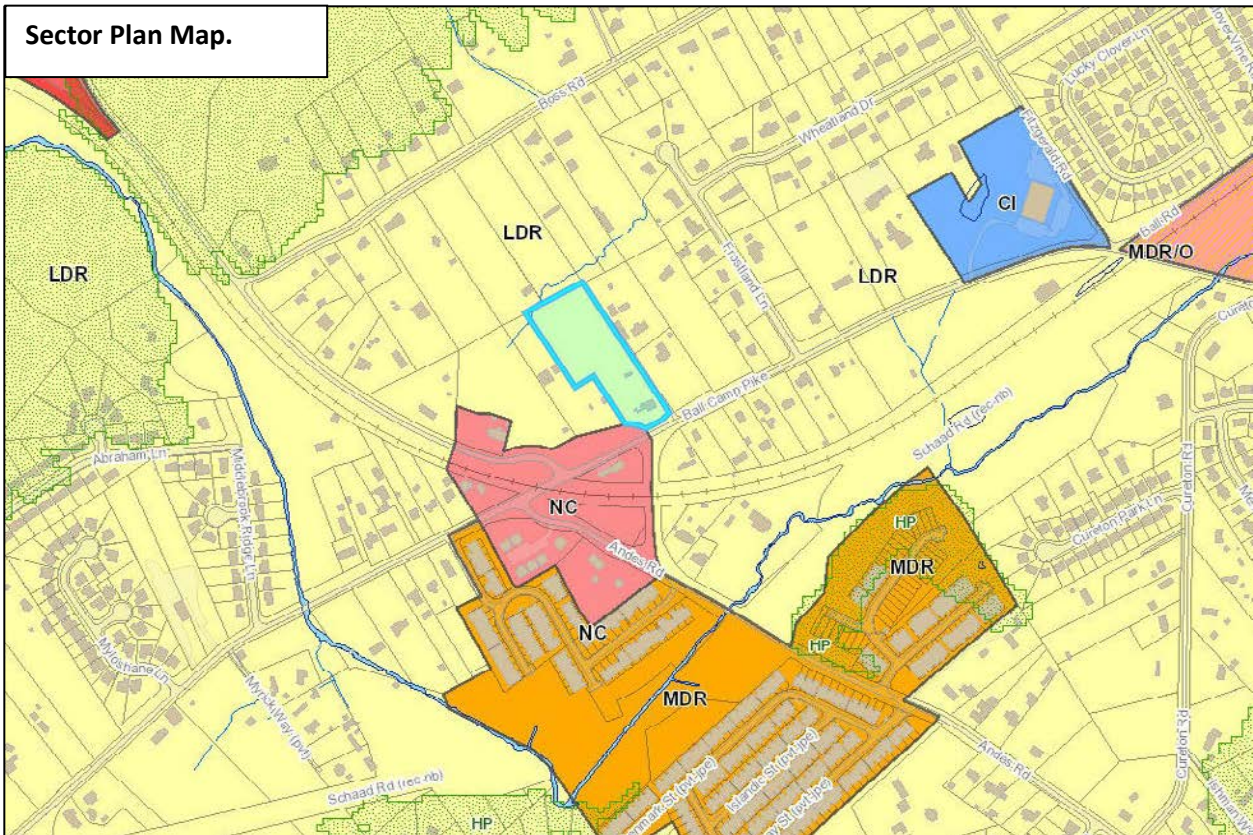
Aerial Map.





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## EXHIBIT A. Contextual Images





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EXHIBIT A. Contextual Images

Eagle eye view



Reset Form



# 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

Mesana Investments, LLC

Applicant Name

Affiliation

~~02/28/2022~~ - 3/1/2022~~04/15/2022~~ - 4/14/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

4-V-22-RZ

### CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Scott Davis

Mesana Investments, LLC

Name

Company

P.O. Box 11315

Knoxville

TN

37939

Address

City

State

ZIP

(865) 693-3356

swd444@gmail.com

Phone

Email

### CURRENT PROPERTY INFO

Kathy and Ricky Adams

8323 Boss Road, Knoxville, TN 37931

N/A

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8415 Ball Camp Pike

091 109

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

North of Ball Camp pike, West of Frostland Ln

General Location

3.61 acres

Tract Size

☐ City ☒ County6  
DistrictRA  
Zoning DistrictRR  
Existing Land Use

Northwest County

Planning Sector

LDR  
Sector Plan Land Use ClassificationPlanned 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 \_\_\_\_\_

Related Rezoning File Number

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements**ZONING REQUEST**☒ Zoning Change

PR 5 DU/AC

Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

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*)  
☐ Use on Review / Special Use (*Concept Plan*)  
☐ Traffic Impact Study  
☐ COA Checklist (*Hillside Protection*)

Fee 1

0324

\$600

Total

Fee 2

+20 %  
late fee

120.00

Fee 3

**\$720.00****AUTHORIZATION**

Applicant Signature

(865) 693-3356

Phone Number

Mesana Investments, LLC

Please Print

swd444@gmail.com

Email

02/28/2022

Date

*Rick Adams*
 dotloop verified  
 03/01/22 8:50 AM EST  
 RW5G-QLPP-JSOL-81GJ

Property Owner Signature

*Kathy Adams*
 dotloop verified  
 03/01/22 8:39 AM EST  
 FOPE-ESEW-MRZY-KD1R

Please Print

Date

*Levan King Cranston*

swm/3-2-2

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