

REZONING REPORT

► **FILE #:** 1-L-22-RZ

AGENDA ITEM #: 21

AGENDA DATE: 1/13/2022

► **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): Chris & Leslie Anderson

TAX ID NUMBER: 29 058

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4904 E. Emory Rd.

► **LOCATION:** Southeast side of E. Emory Road, east side of Thomas Lane

► **APPX. SIZE OF TRACT:** 1.94 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Road, a major arterial road with a pavement width of 24-ft in a 70-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:** Single-family residential & agriculture/forestry/vacant.

► **DENSITY PROPOSED:** Up to 5 du/ac

EXTENSION OF ZONE: Yes, PR is adjacent.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single-family residential - RA (Low Density Residential)

South: Single-family residential - PR (Planned Residential)

East: Single-family residential - RA (Low Density Residential)

West: Single-family residential - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area has developed with a mix of uses, including single-family and multi-family dwellings on relatively flat topography.

STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the North County Sector Plan and surrounding residential development.**

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. This area along E. Emory Road has been transitioning from A to PR since the late 1980s.
2. This property is appropriate to be developed under PR zoning up to 5 du/ac, the maximum allowable density in the LDR land use classification. This property has flat topography, has no known environmental constraints, and is located within walking distance to two schools.
3. The proposed density of up to 5 du/ac is compatible with the surrounding zoning pattern.
4. This property is located approximately 0.8 miles from Halls Middle School, and Halls High School and is within the Parental Responsibility Zone.

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

1. The regulations established in the PR zone are 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.

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. This property is within the Planned Growth Area. The surrounding development is residential in character with zoning that consists of A (Agricultural), RA (Low Density Residential), RB (General Residential) and PR (Planned Residential) at 1-5 du/ac with lot sizes generally comparable to those being proposed here. It is not anticipated that more PR will cause any adverse effects to surrounding properties.
2. If the requested 5 du/ac is approved, the development could produce a yield of 9.7 dwellings. Calculations do not take into consideration road infrastructure or stormwater facilities.
3. 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 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 North County Sector Plan's LDR (Low Density Residential) designation supports up to 5 du/ac in the County's Planned Growth Areas.
2. The proposed amendment is not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: 122 (average daily vehicle trips)

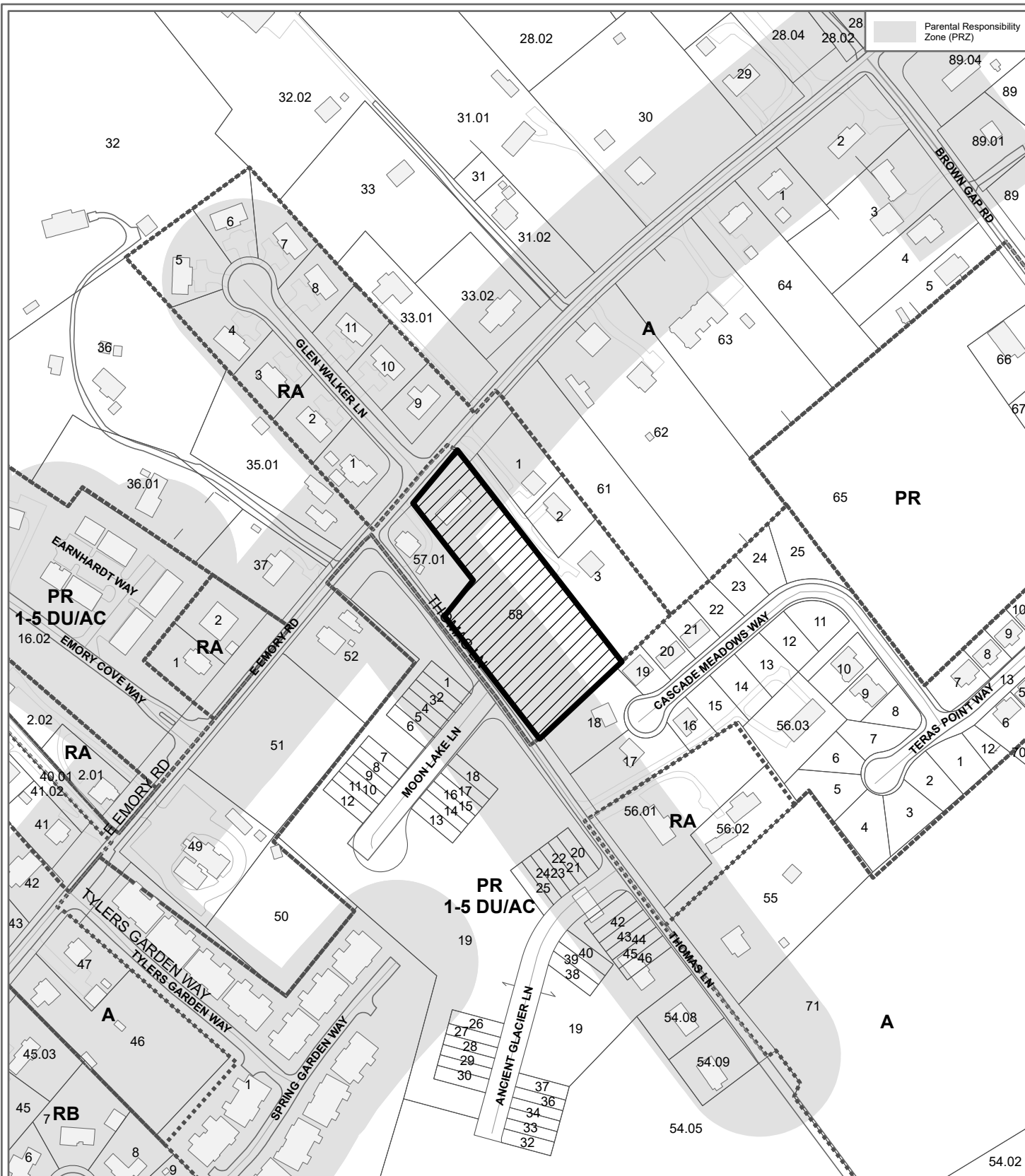
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public school children, grades K-12)

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls 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.

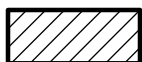
If approved, this item will be forwarded to Knox County Commission for action on 2/22/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



1-L-22-RZ REZONING

From: A (Agricultural)

To: PR (Planned Residential)



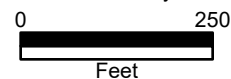
Original Print Date: 12/15/2021
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Mesana Investments, LLC

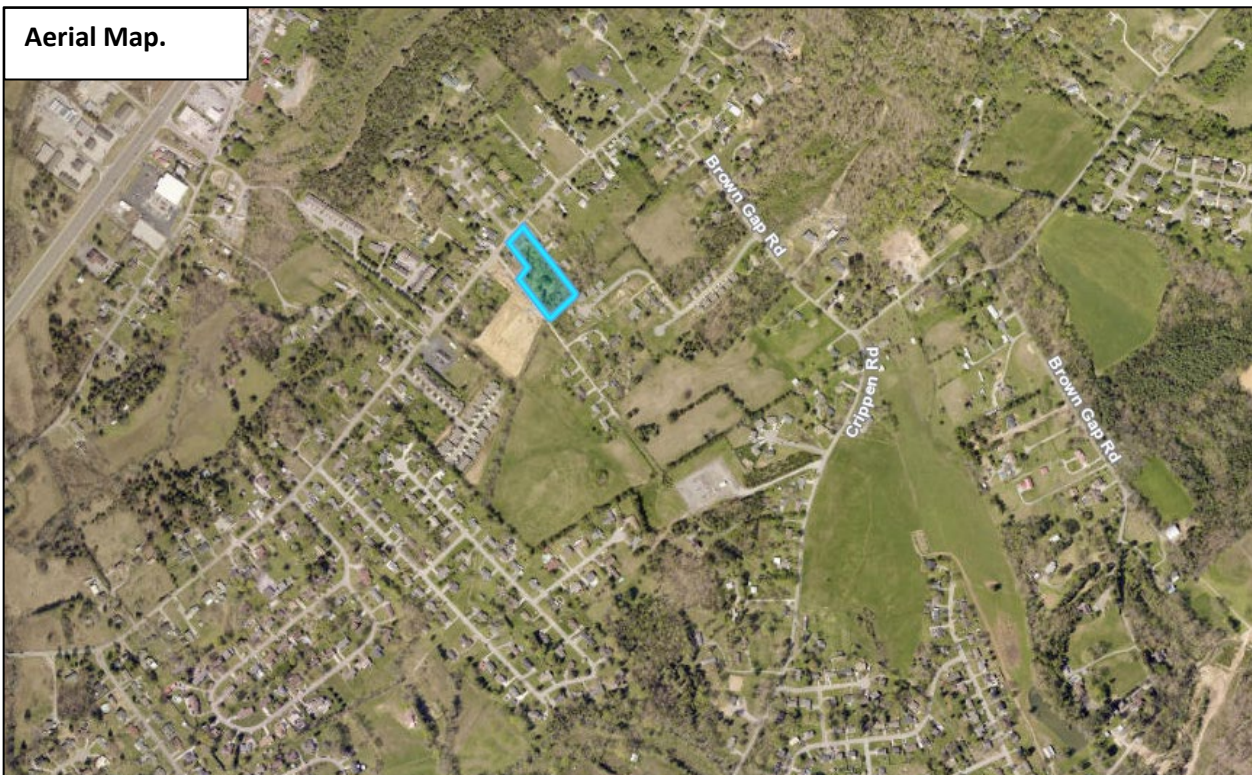
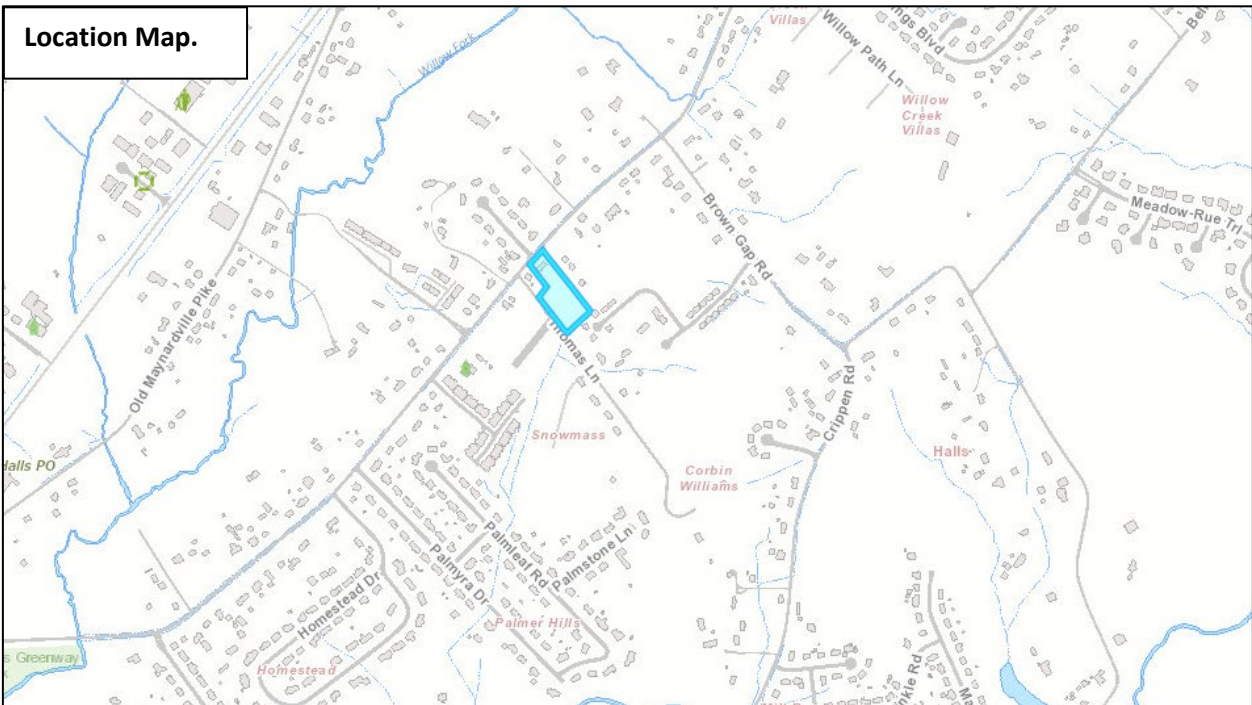
Map No: 29

Jurisdiction: County



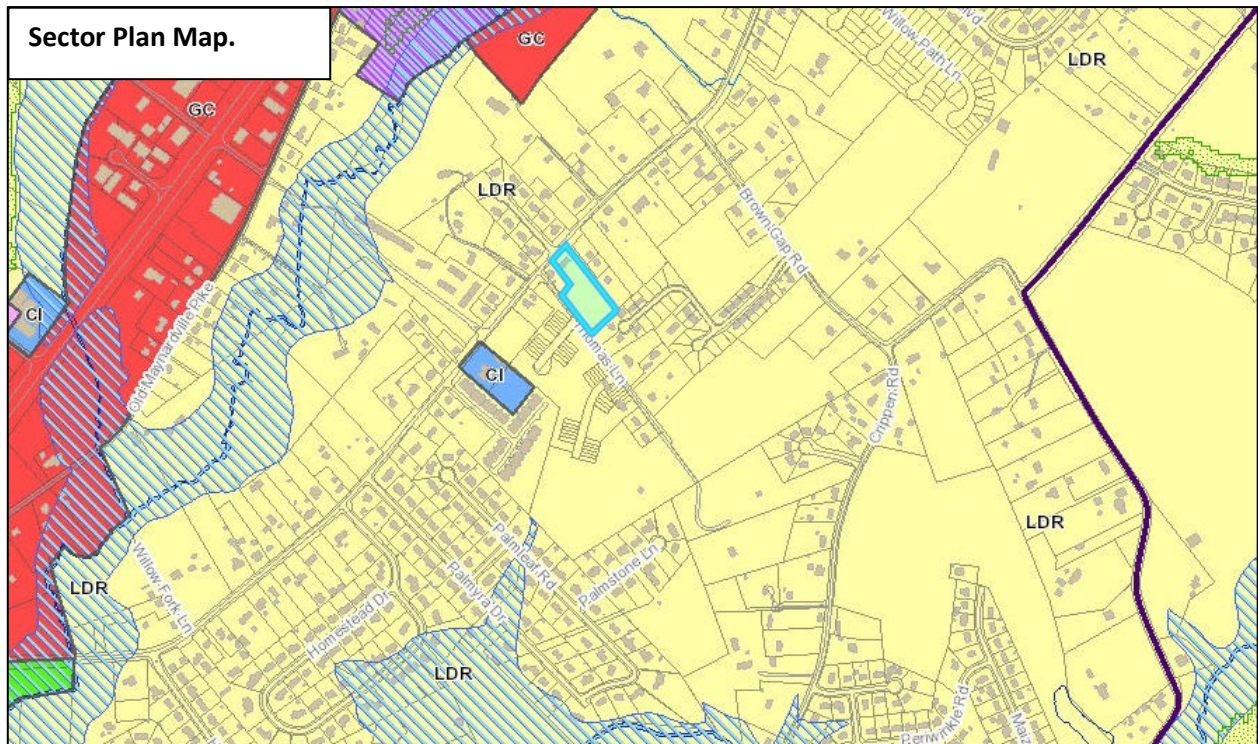
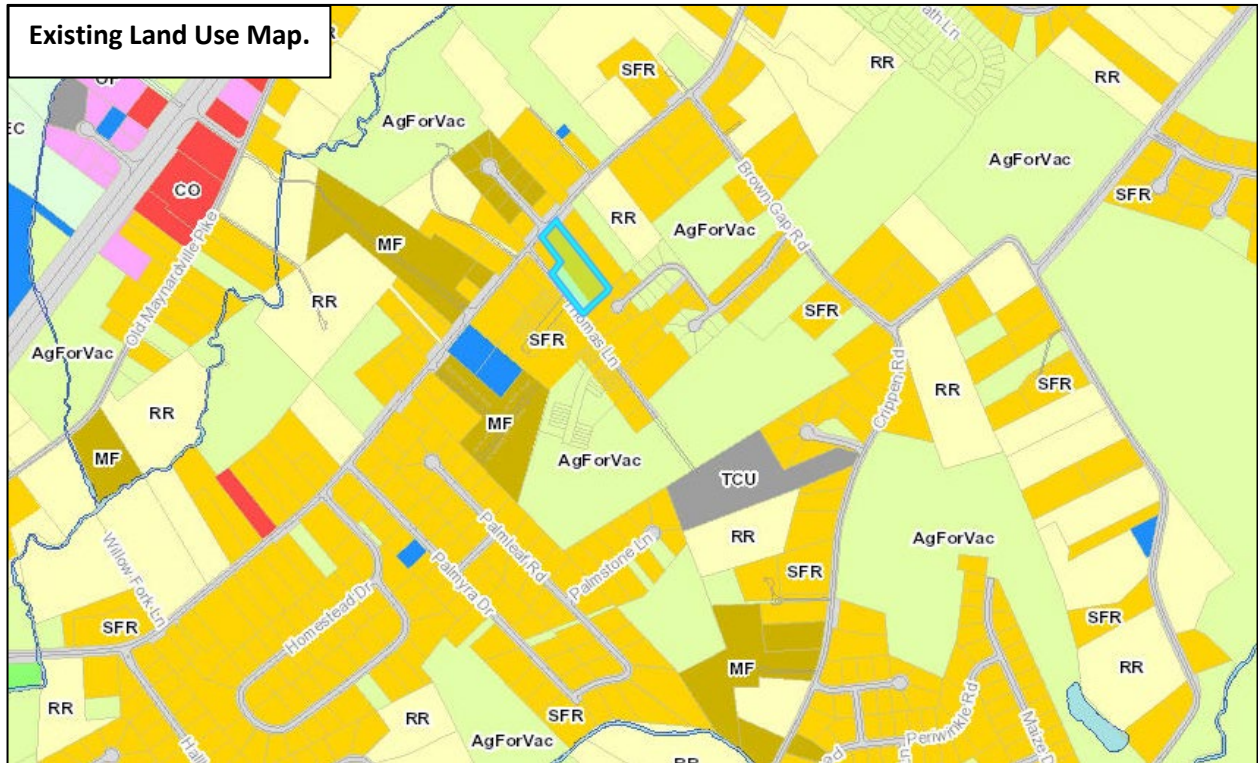
1-L-22-RZ

EXHIBIT A. Contextual Images



1-L-22-RZ

EXHIBIT A. Contextual Images



1) Download and fill out this form at your convenience.
2) Sign the application digitally (or print, sign, and scan).

3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

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
11/24/2021	01/13/2022	File Number(s)
Date Filed	Meeting Date (if applicable)	1-L-22-RZ

CORRESPONDENCE

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

<input type="checkbox"/> Applicant	<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Option Holder	<input type="checkbox"/> Project Surveyor	<input type="checkbox"/> Engineer	<input type="checkbox"/> 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

Chris Anderson & Leslie Anderson	5515 Wolfenbarger Lane, Knoxville 37938	N/A
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
4904 E. Emory Road, Knoxville, Tennessee 37938	029 058	
Property Address	Parcel ID	
HPUD	HPUD	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

Southeast side of E Emory Road, East side of Thomas Lane		1.94 ac.
General Location		Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	7th	A
District	Zoning District	Existing Land Use
North County	LDR	Planned Growth
Planning Sector	Sector Plan Land Use Classification	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 **PR**
Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

5 DU/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		Total \$600.00
0324	\$600.00	
Fee 2		
Fee 3		

AUTHORIZATION

Applicant Signature

Please Print

11/24/2021

Date

(865) 693-3356

swd444@gmail.com

Phone Number

Email

(Documentation attached)

Property Owner Signature

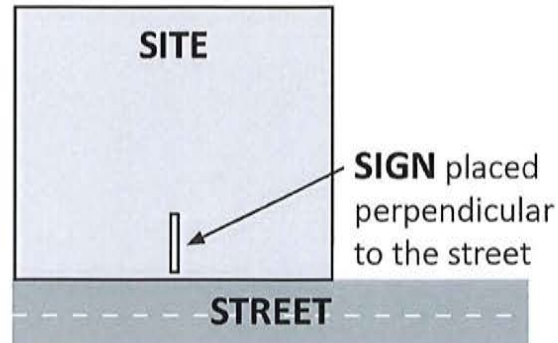
Please Print

Date

received by MSP

11/30/21 swm

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.

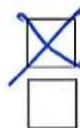
The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

Dec 29, 2021 and Jan 14, 2021
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments

Date: 11/30/2021

File Number: 1-L-22-RZ



Sign posted by Staff



Sign posted by Applicant