

# REZONING REPORT

► **FILE #:** 4-P-24-RZ

**AGENDA ITEM #:** 19

**AGENDA DATE:** 4/11/2024

► **APPLICANT:** MESANA INVESTMENTS LLC

OWNER(S): Fred and Elizabeth Clarke

TAX ID NUMBER: 89 166

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3239 GEORGE LIGHT RD

► **LOCATION:** West side of George Light Rd, north of Rather Rd

► **APPX. SIZE OF TRACT:** 6.73 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via George Light Rd, a local street with a pavement width of 16 ft within a 50 ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

► **PRESENT ZONING:** A (Agricultural), TO (Technology Overlay)

► **ZONING REQUESTED:** PR (Planned Residential), TO (Technology Overlay)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: No, this is not an extension of the zone.

HISTORY OF ZONING: The Technology Overlay was placed on this property in 1983 (12-FF-83-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - A (Agricultural), TO (Technology Overlay)

South: Agriculture/forestry/vacant land, public/quasi public land - A (Agricultural), TO (Technology Overlay)

East: Single family residential - RA (Low Density Residential), TO (Technology Overlay)

West: Pellissippi Parkway - A (Agricultural), TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area is primarily small lot single family residential subdivisions and large forested and agricultural tracts.

## STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with the sector plan and surrounding development. The TO (Technology Overlay) would be retained.**

## COMMENTS:

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 1983, there has been some A to RA and PR rezonings at densities of 1-5 du/ac in the area. The general trend along George Light Rd consists of small and medium sized-lots and, single family detached residential houses with large agricultural tracts just east.

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

1. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property. The Hillside Protection Area runs through most of the property. The flexibility of the PR zone makes it an appropriate zone to consider.
2. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses. At the requested density of 5 du/ac, this property could accommodate up to 33 dwellings. At the recommended density of 3 du/ac, a maximum of 20 units could be built, which is more in line with the subdivisions in the area.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.
4. Properties in the TO zone also require TTCDA approval of rezoning requests. This request will be heard at the April 8, 2024 TTCDA meeting (Case 4-A-24-TOR).

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 has steep slopes within the Hillside Protection Area that runs through the rear of the property. Considering the steep slopes, staff recommends approval of the PR zone at 3 du/ac. The Hillside Protection area includes 5.7 acres on this 6.7-acre site. The recommended density according to the Hillside & Ridgetop Protection Plan is 3.11 du/ac.
2. The Hardin Valley Mobility Plan was created in 2019. George Light Road, a local road, has implemented the Right-In, Right-Out Safety Measure Project (S-14) to improve safety for the existing and growing community.
3. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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 PR zone at 3 du/ac is consistent with the NWCO-7 Mixed Use Special District, which allows consideration of the Medium Density Residential land use classification in the Northwest County Sector Plan, which in turn allows consideration of up to 12 du/ac in the County's Planned Growth Area.
2. This property is in the Technology Overlay. All developments other than single family residences and duplexes require TTCDA (Tennessee Technology Corridor Development Authority) design guideline review.
3. This property abuts single family subdivisions along George Light Rd. Residential development at the proposed density is consistent with the General Plan's Policy 6.1, the intent of which is to encourage flexible, planned development zones to protect hillsides, woodlands, wildlife habitats, and stream corridors, and Policy 6.2, to complement natural land forms when grading, and minimize grading on steep slopes and within floodways.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Mill Creek Elementary, Hardin Valley 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 5/20/2024. 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.



# Request to Postpone • Table • Withdraw

Mesana Investments, LLC

4/8/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

4/11/2024

Scheduled Meeting Date

File Number(s)

4-P-24-RZ

## POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the 5/9/2024 Planning Commission Meeting.

## WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

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

Applicant Signature

(865) 693-3356

Phone Number

Scott Davis

Please Print

swd444@gmail.com

Email

## STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

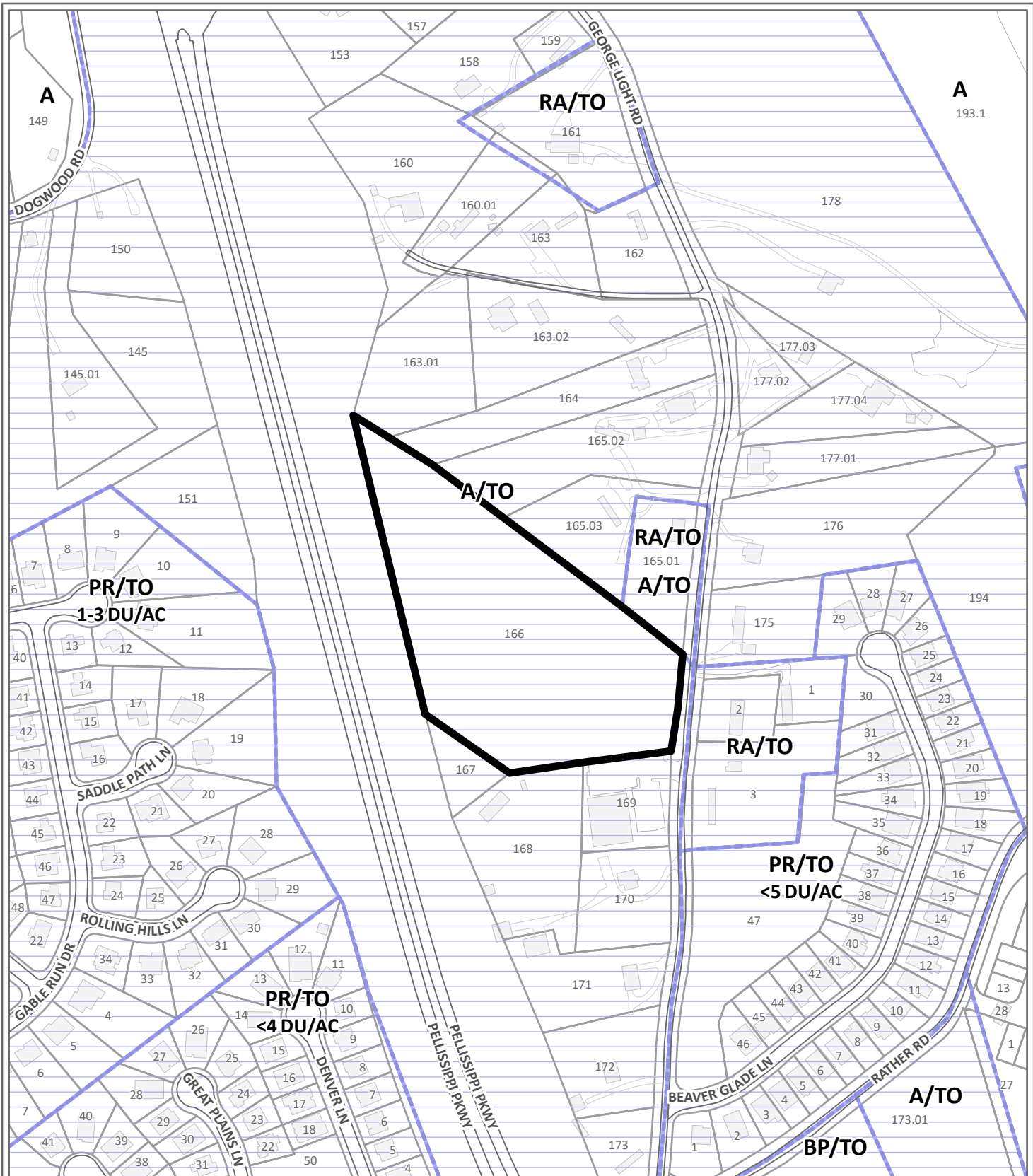
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



## REZONING

**4-P-24-RZ**

Petitioner: Mesana Investments LLC



**From:** A (Agricultural), TO (Technology Overlay)

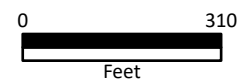
**To:** PR (Planned Residential);TO (Technology Overlay)

**Original Print Date:** 3/6/2024

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

**Map No:** 89

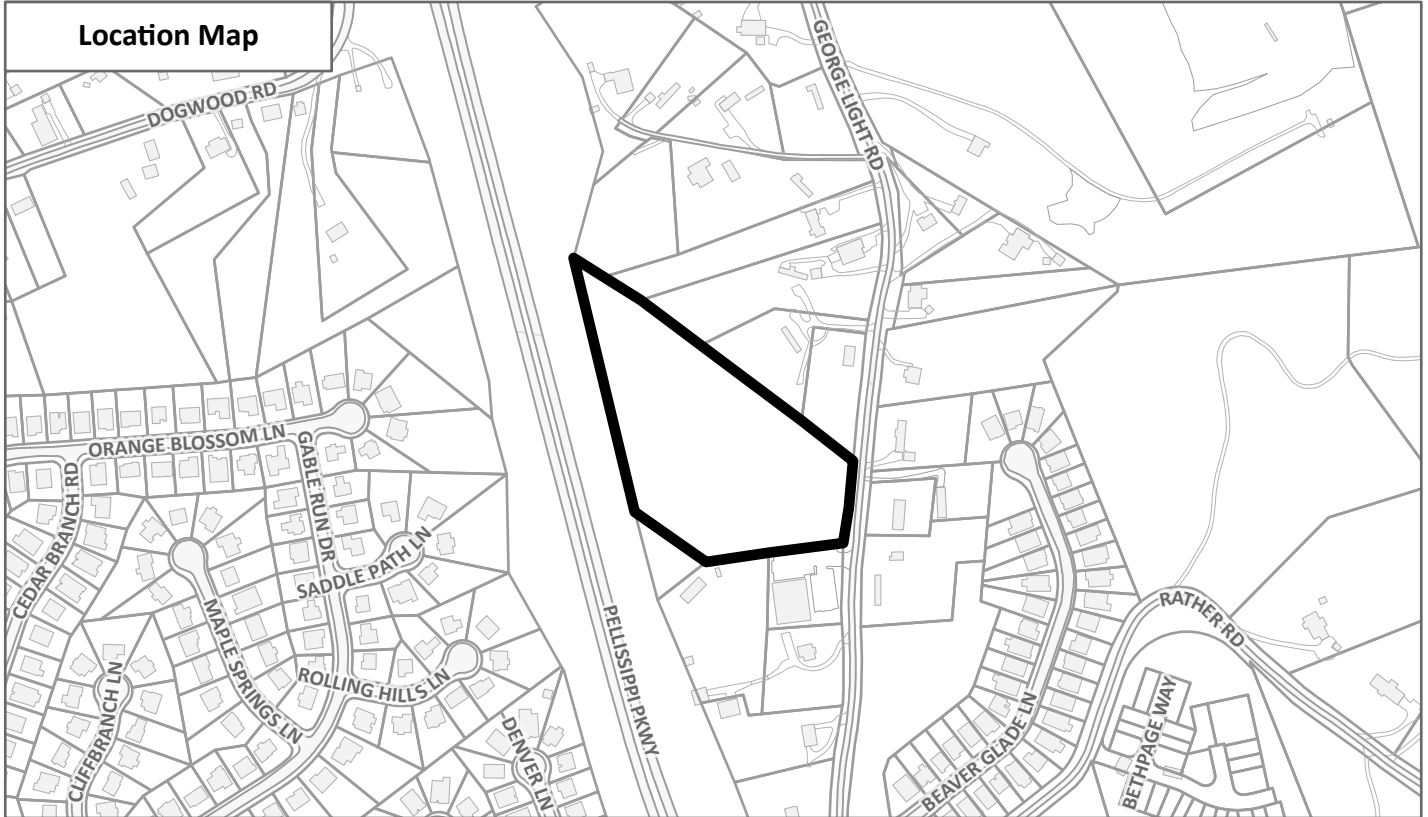
**Jurisdiction:** County





## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

4-P-24-RZ



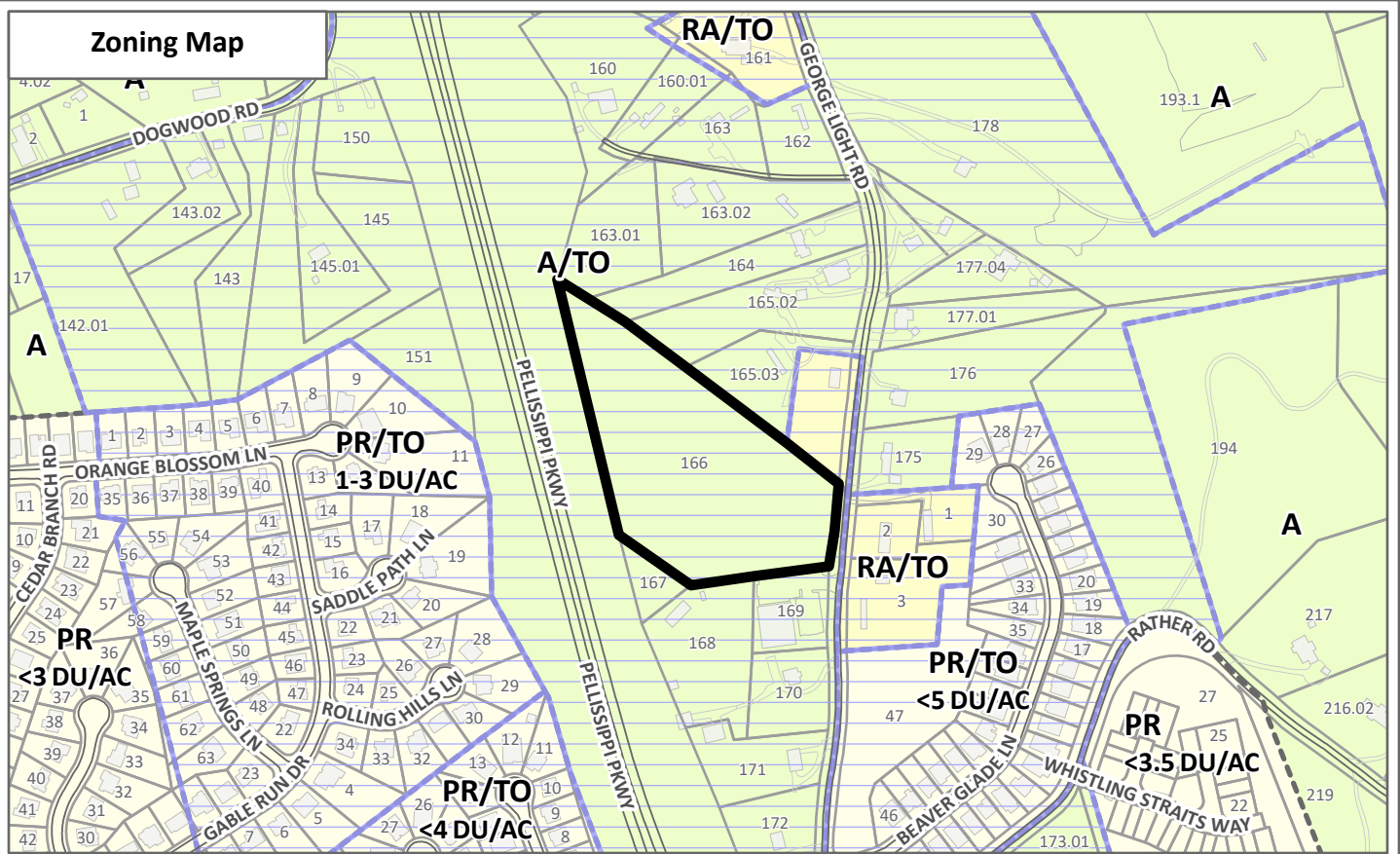
Case boundary

0 550  
Feet

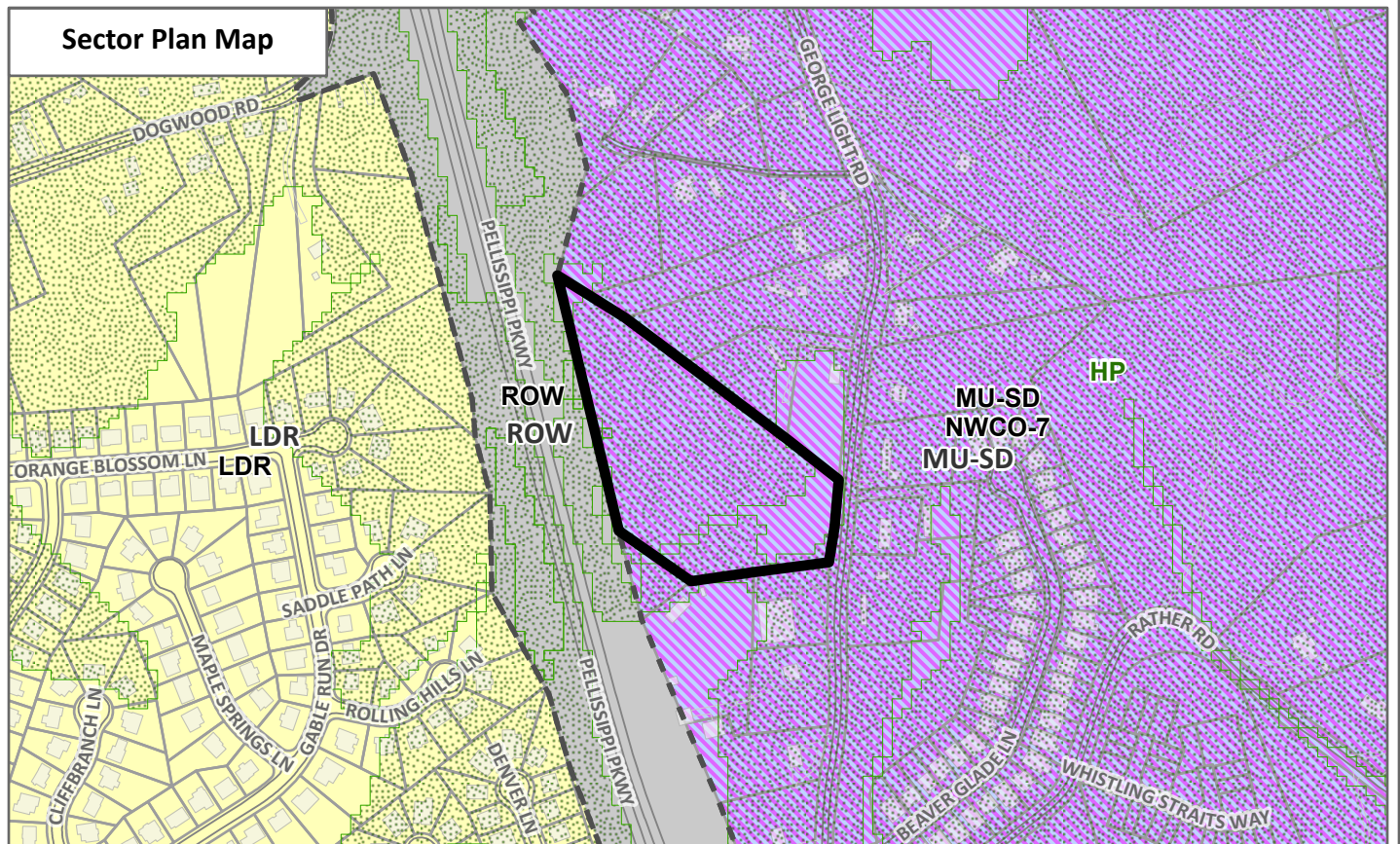




## Zoning Map



## Sector Plan Map

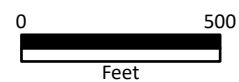


## CONTEXTUAL MAPS 2

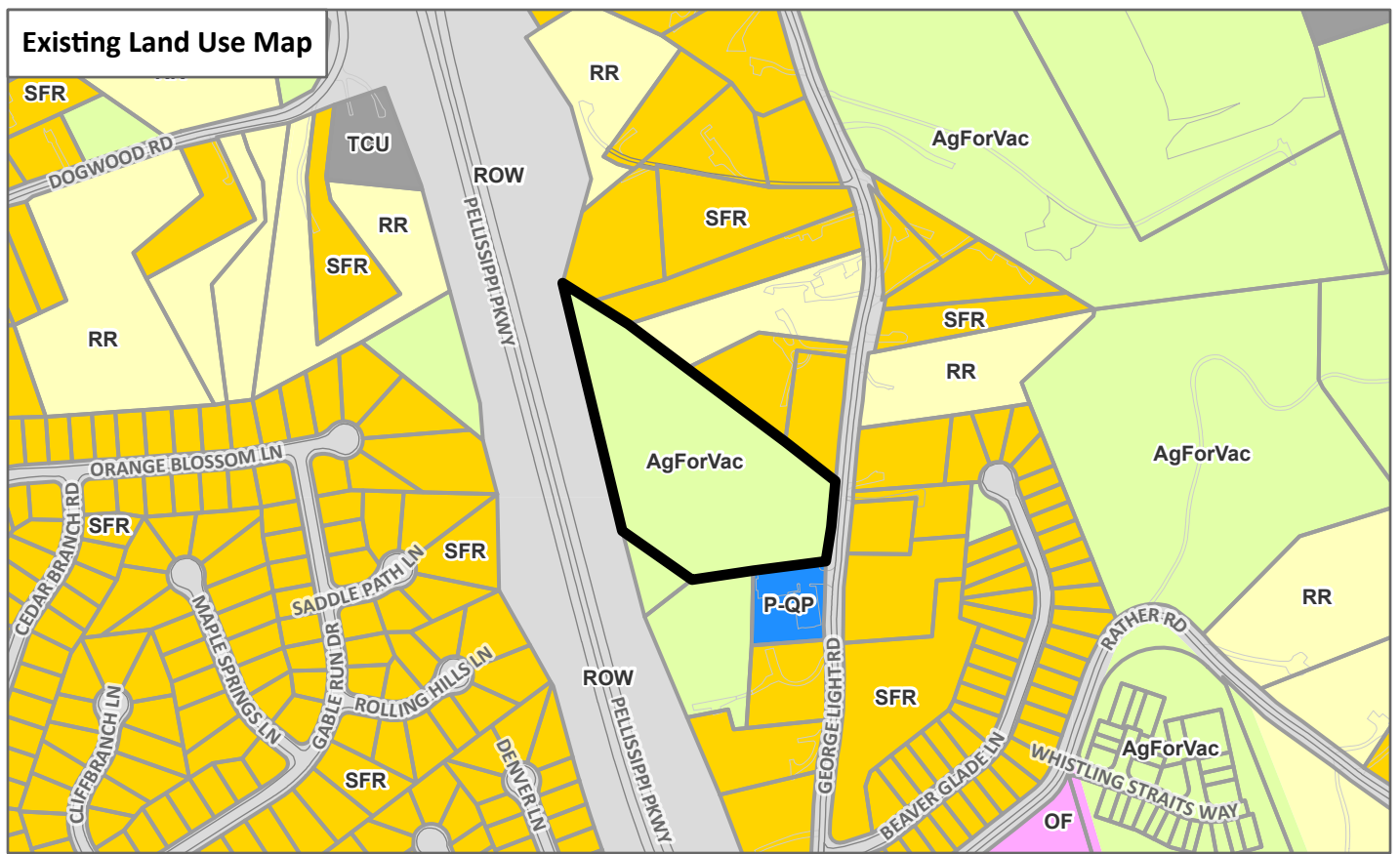
4-P-24-RZ



Case boundary



# Existing Land Use Map

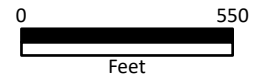


## CONTEXTUAL MAPS 3

4-P-24-RZ



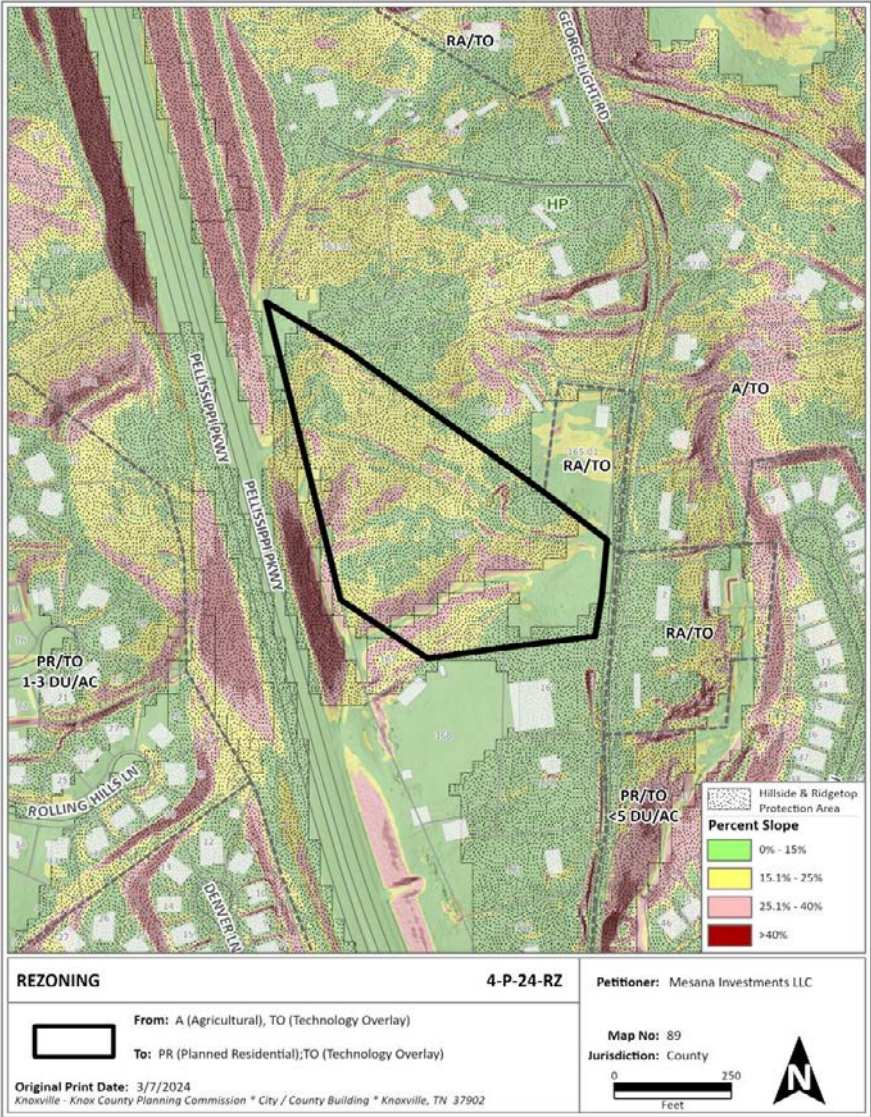
Case boundary





CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	6.7		
Non-Hillside	1.0	N/A	
0-15% Slope	2.0	100%	2.0
15-25% Slope	2.8	50%	1.4
25-40% Slope	0.9	20%	0.2
Greater than 40% Slope	0.0	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	5.7	Recommended disturbance budget within HP Area (acres)	3.6
		Percent of HP Area	62.1%

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	1.0	5.00	5.1
0-15% Slope	2.0	5.00	9.8
15-25% Slope	2.8	2.00	5.6
25-40% Slope	0.9	0.50	0.5
Greater than 40% Slope	0.0	0.20	0.0
Ridgetops	0.0	3.00	0.0
Subtotal: Sloped Land	5.7		15.9
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	6.7	3.11	20.9
Proposed Density (Applicant)	6.7		0.0





# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ Sector Plan  
☐ One Year Plan  
☒ Rezoning

**Mesana Investments LLC**

Applicant Name

Affiliation

**2/26/2024**

Date Filed

**4/11/2024**

Meeting Date (if applicable)

**4-P-24-RZ**

File Number(s)

## CORRESPONDENCE

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

**Drew Staten Mesana Investments LLC**

Name / Company

**PO Box 11315 Knoxville TN 37939**

Address

**865-806-8008 / swd444@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Fred and Elizabeth Clarke**

Owner Name (if different)

**1012 Lake Cove Ln Tampa FL**

Owner Address

**865-360-2867**

Owner Phone / Email

**3239 GEORGE LIGHT RD**

Property Address

**89 166**

Parcel ID

**6.73 acres**

Tract Size

Part of Parcel (Y/N)?

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**West side of George Light Rd, north of Rather Rd**

General Location

☐ City

**Commission District 6**

District

**A (Agricultural), TO (Technology Overlay)**

Zoning District

**Agriculture/Forestry/Vacant Land**

Existing Land Use

**Northwest County**

Planning Sector

**MU-SD (Mixed Use Special District), HP (Hillside Protectio**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- ☐ Development Plan   ☐ Planned Development   ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

## ZONING REQUEST

- ☒ Zoning Change   **PR (Planned Residential), TO (Technology Overlay)**

Proposed Zoning

Pending Plat File Number

- ☐ Plan

Amendment

Proposed Plan Designation(s)

**up to 5 du/ac**

Proposed Density (units/acre)   Previous Zoning Requests

Additional Information

## STAFF USE ONLY

### PLAT TYPE

- ☐ Staff Review   ☐ Planning Commission

### ATTACHMENTS

- ☐ Property Owners / Option Holders   ☐ Variance Request

### ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)  
☐ Design Plan Certification (Final Plat)  
☐ Site Plan (Development Request)  
☐ Traffic Impact Study  
☐ Use on Review / Special Use (Concept Plan)

Fee 1

**\$986.50**

Total

Fee 2

Fee 3

## AUTHORIZATION

- ☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

**Mesana Investments LLC**

**2/26/2024**

Applicant Signature

Please Print

Date

Phone / Email

**Fred and Elizabeth Clarke**

**2/26/2024**

Property Owner Signature

Please Print

Date





# Development Request

Reset Form

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☒ Rezoning

Applicant Name  
Scott Davis

Affiliation  
Mesana Investments LLC

Date Filed  
2/21/24

Meeting Date (if applicable)  
April 11th, 2024

File Number(s)

**4-P-24-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

Name  
Drew Staken

Company  
Mesana Investments LLC

Address  
PO Box 11315

City  
Knoxville

State  
TN

ZIP  
37939

Phone  
(865) 806-8008

Email  
swd444@gmail.com

## CURRENT PROPERTY INFO

Property Owner Name (if different)  
Fred Clarke / Elizabeth Clarke

Property Owner Address  
10102 Lake Cove Ln, Tampa FL

Property Owner Phone  
(865) 360-2867

Property Address  
3239 George Light Rd

Parcel ID  
089 166

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

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

Proposed Zoning

A/TO to PR/TO

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

5 DU/acre

2/21/2024

☐ Other (specify) \_\_\_\_\_

2/21/2024

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

Fee 2

Fee 3

## AUTHORIZATION

☐ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Scott Davis

dotloop verified  
02/21/24 1:52 PM EST  
NIPZ-5ZXW-NZUF-QRLF

scott Davis

2/19/24

Applicant Signature

Please Print

Date

Phone Number

Email

02/26/2024, SG

DocuSigned by:

Fred Clarke

Fred Clarke

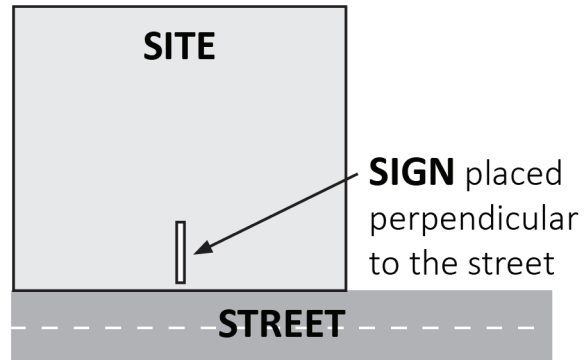
2/21/2024

E0C6C29C5CAA407... gnature

Please Print

Date Paid

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:*

\_\_\_\_\_ **03/29/2024** \_\_\_\_\_ and \_\_\_\_\_ **04/12/2024** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Scott Davis

**Date:** 02/27/2024

**File Number:** 4-P-24-RZ



Sign posted by Staff



Sign posted by Applicant