



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 8-C-24-RZ
8-E-24-PA

AGENDA ITEM #: 31
AGENDA DATE: 8/8/2024

► **APPLICANT:** MESANA INVESTMENTS, LLC
OWNER(S): Tracy A Queen and Jason A Trimarchi

TAX ID NUMBER: 135 022 [View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 0 MARYVILLE PIKE (part of)

► **LOCATION:** West side of Maryville Pike, south of Maloney Rd

► **TRACT INFORMATION:** 6.5 acres.

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Maryville Pike, a minor arterial street with 38 ft of pavement width within 74 ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Knob Creek

► **PRESENT PLAN DESIGNATION/ZONING:** CI (Civic and Institutional), HP (Hillside Protection) / RB (General Residential), A (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** SR (Suburban Residential), HP (Hillside Protection) / PR (Planned Residential)

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

► **DENSITY PROPOSED:** 2 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, this is an extension of the SR place type and PR zone.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North:	Agriculture/forestry/vacant land - CI (Civic and Institutional), HP (Hillside Protection) - A (Agricultural), RB (General Residential)
South:	Multifamily residential - CI (Civic and Institutional), HP (Hillside Protection) - A (Agricultural), RB (General Residential)
East:	Agriculture/forestry/vacant land - SR (Suburban Residential), HP (Hillside Protection) - PR (Planned Residential) up to 4 du/ac
West:	Agriculture/forestry/vacant land - SMR (Suburban Mixed Residential), HP (Hillside Protection) - RB (General Residential), A (Agricultural)

NEIGHBORHOOD CONTEXT: This section of Maryville Pike is largely single family residential subdivisions and large agricultural tracts. IC King Park, a 230-acre county park, is across the street, and Mount Olive Elementary is 0.25 miles to the north on Maryville Pike.

STAFF RECOMMENDATION:

- ▶ **Approve the plan amendment to the SR (Suburban Residential) place type because it is consistent with the development and change of conditions in the area. The HP (Hillside Protection) area will be retained.**

- ▶ **Approve the PR (Planned Residential) zone up to 2 du/ac because it is consistent with the proposed SR plan amendment to the Knox County Comprehensive Plan and surrounding development, subject to one condition.**
 - 1. Land disturbance within the HP (Hillside Protection) area shall not exceed the recommended disturbance budget of the slope analysis based on the area of development identified during the development plan review, unless approved by the Planning Commission.

COMMENTS:

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There is no error or omission in the plan. However, the SR place type could have been considered as it is adjacent to the SR place type and adjacent to PR zoning.

OR, IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC):

- 1. This property may have been designated Civic and Institutional because of the Bethel Lutheran cemetery on the site since 1886. The church no longer owns the property, and this rezoning is a partial rezoning and does not include the portion of the property with the cemetery.
- 2. The Sevier Meadows subdivision developed 2 years ago. It is made of small lots averaging 5,000-10,000 sq ft.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

- 1. Just to the south, the sewer line was extended to the 77-lot Sevier Meadows subdivision around 2022.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:

- 1. Looking at the Knoxville-Knox County Development Activity Reports from 2021 to 2023, the South County has increased building permits. A total of 1,079 new residential units were added from 2012-2021. From 2014-2023, the number of new residential units increased to 1,539 units.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

- 1. Residential development at the proposed location is consistent with the Comprehensive Plan's implementation policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. This property is within a mile of 2 County parks, an elementary school, and a senior center. The PR zone permits houses, duplexes and multi-dwelling structures and developments.

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 COUNTY GENERALLY:

1. The property to the rear was rezoned to PR up to 4 du/ac in 2004. Rezoning from A to RA have been occurring since 1996 in the area.

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. There are steep slopes greater than 15% on 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 2 du/ac, this property could have up to 16 dwellings.
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.

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 requested density of 2 du/ac aligns with the general character of the area given the large tracts present along Maryville Pike in this area.
2. The majority of the property is within the Hillside Protection area. The Hillside Protection area includes 6.1 acres on this 6.5-acre site. The recommended disturbance area in Hillside & Ridgetop Protection Plan is 2.3 acres. Because of steep slopes Planning is recommending one condition, that land disturbance within the HP (Hillside Protection) area not exceed the recommended disturbance budget of the slope analysis based on the area of development identified during the development plan review, unless approved by the Planning Commission.
3. Maryville Pike is a 2-lane minor arterial street. The pavement width varies from 37 ft to 28 ft with 4 ft shoulders in this area. IC King Park's entrance is approximately 160 ft north of this property, which includes turn lanes heading both north and south bound. Sixteen additional dwellings will not have a significant impact on traffic.
4. This property is in the School Parental Responsibility Zone for Mount Olive Elementary school, which is 0.25 miles north of this property on Maryville Pike.
5. The PR zone requires development plans to be submitted for Planning Commission review. At that time, issues such as access, surrounding character, and community input may be provided regarding the proposed development plan.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. When the proposed district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. The proposed PR zoning with the recommended condition and required development plan review by the Planning Commission is compatible with the current PR, A, and RB zoning of adjacent sites.
2. The requested rezoning and recommended condition is consistent with the Comprehensive Plan's Implementation Policy 7, to encourage development practices that conserve and connect natural features and habitat. The requested PR zone has flexible development standards that allow clustering development to the least constrained portions of a property, which aligns with policies 7.2 and 7.6 to encourage conservation subdivisions and considering the recommendations of the Hillside and Ridgetop Protection Plan.

ESTIMATED TRAFFIC IMPACT: 154 (average daily vehicle trips)

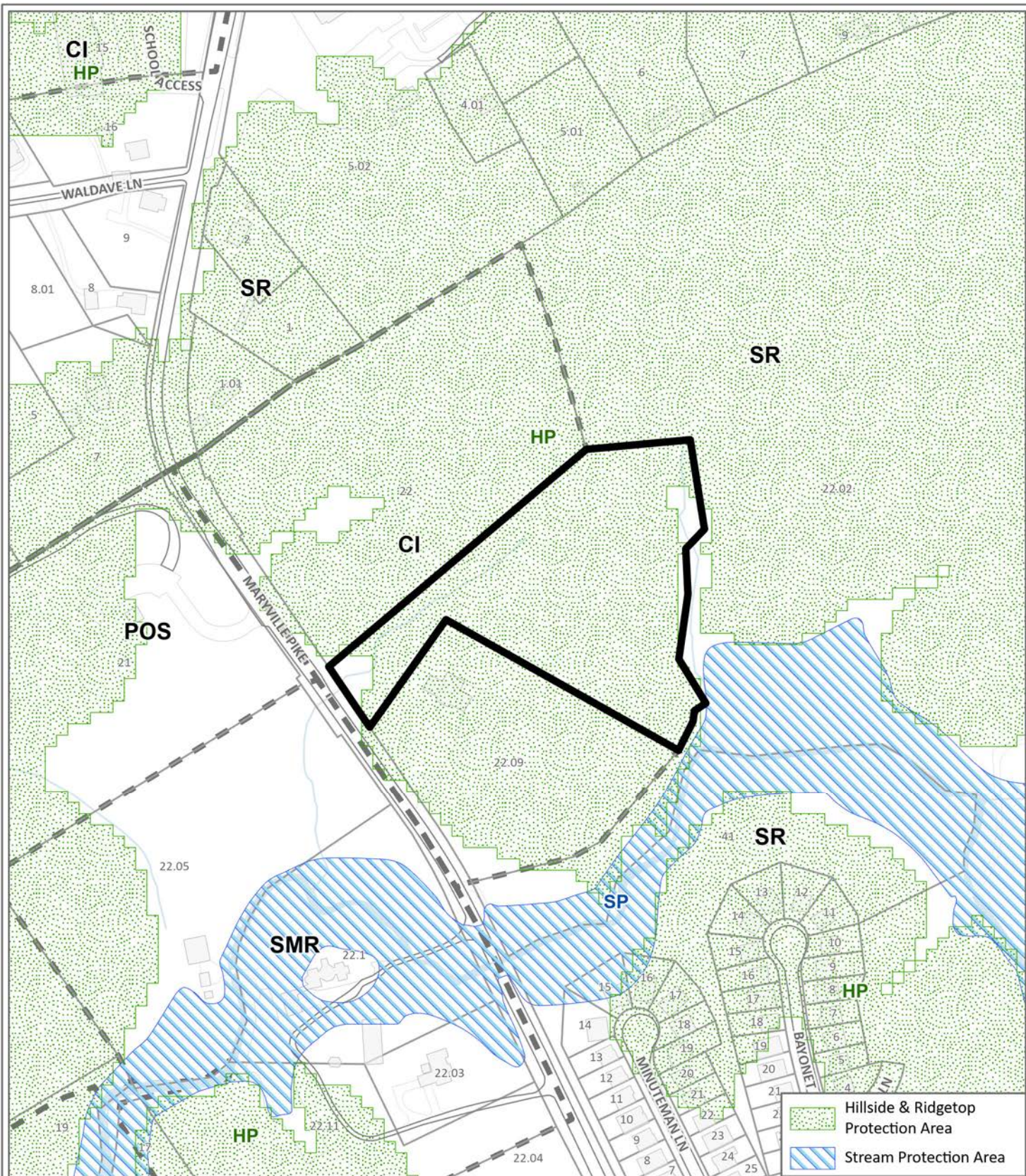
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (public school children, grades K-12)

Schools affected by this proposal: Mount Olive Elementary, South Doyle Middle, and South Doyle 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 9/16/2024. 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.



**8-E-24-PA
COMPREHENSIVE LAND USE PLAN MAP**

Petitioner: Mesana Investments, LLC



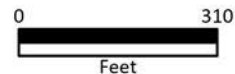
From: CI (Civic and Institutional), HP (Hillside Protection)
To: SR (Suburban Residential), HP (Hillside Protection)

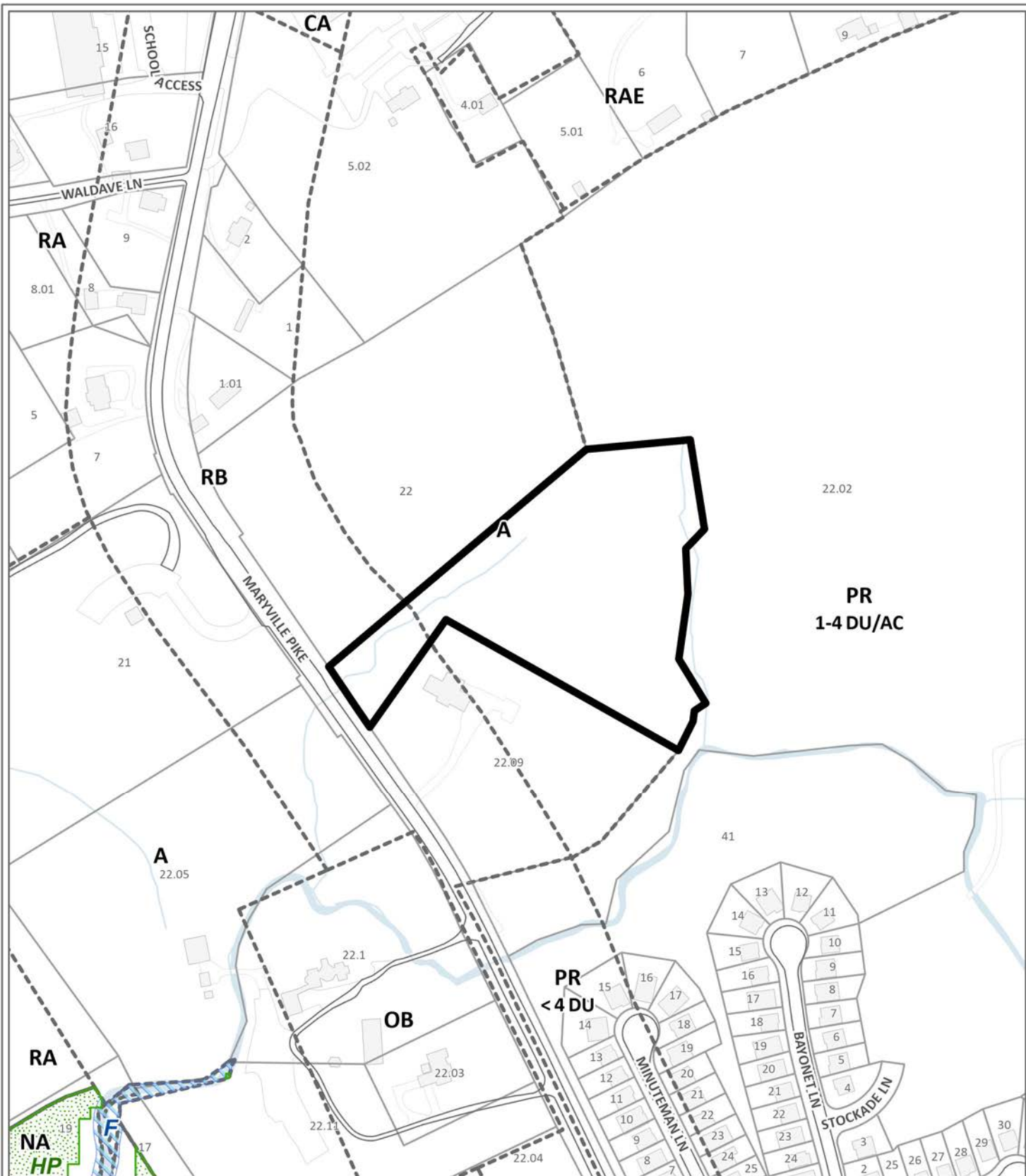
Map No: 135

Jurisdiction: County

Original Print Date: 7/11/2024

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





REZONING

8-C-24-RZ

Petitioner: Mesana Investments, LLC



From: RB (General Residential), A (Agricultural)

To: PR (Planned Residential) 2 du/ac

Map No: 135

Jurisdiction: County

Original Print Date: 7/11/2024

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

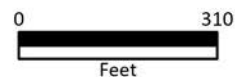
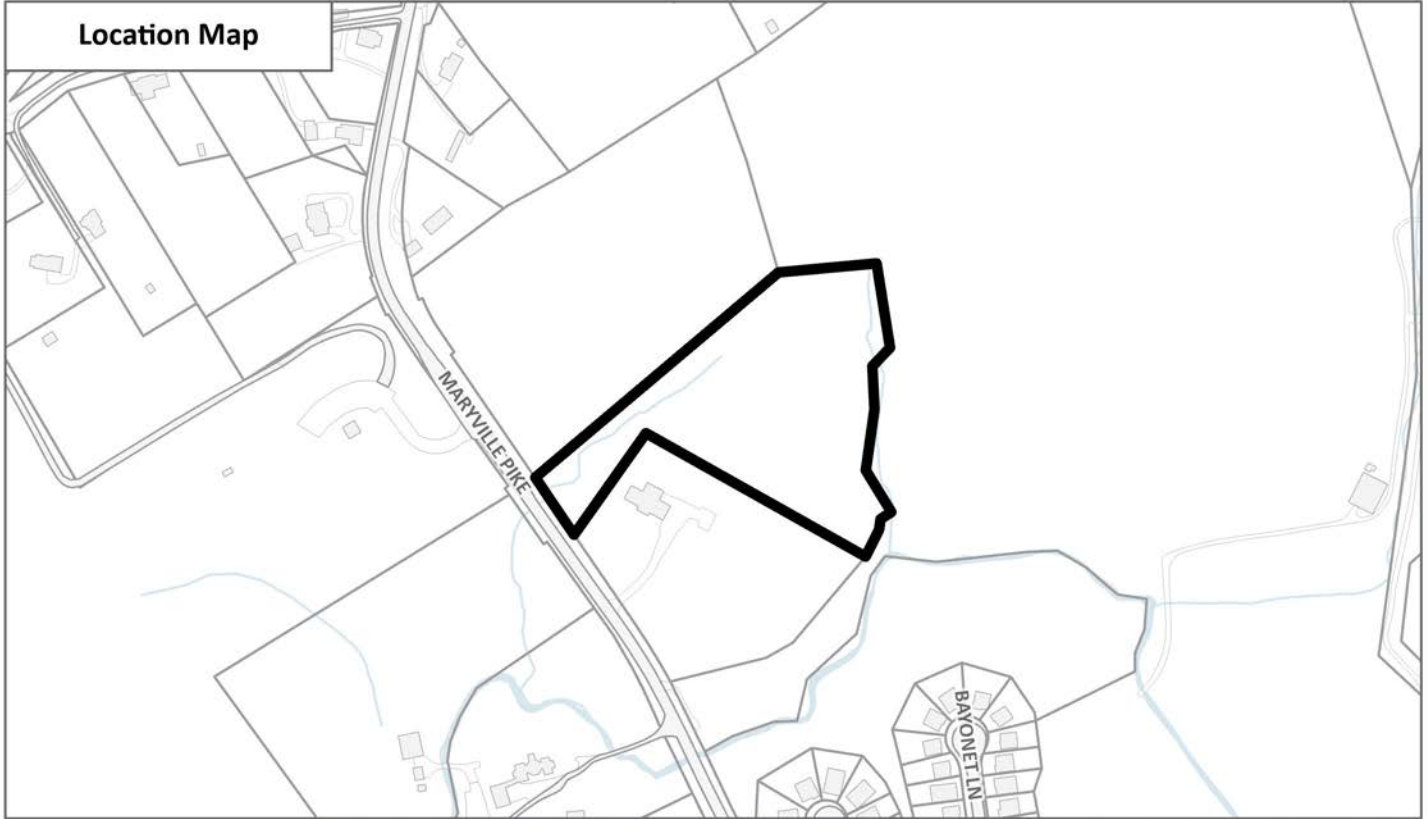


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

8-C-24-RZ / 8-E-24-PA

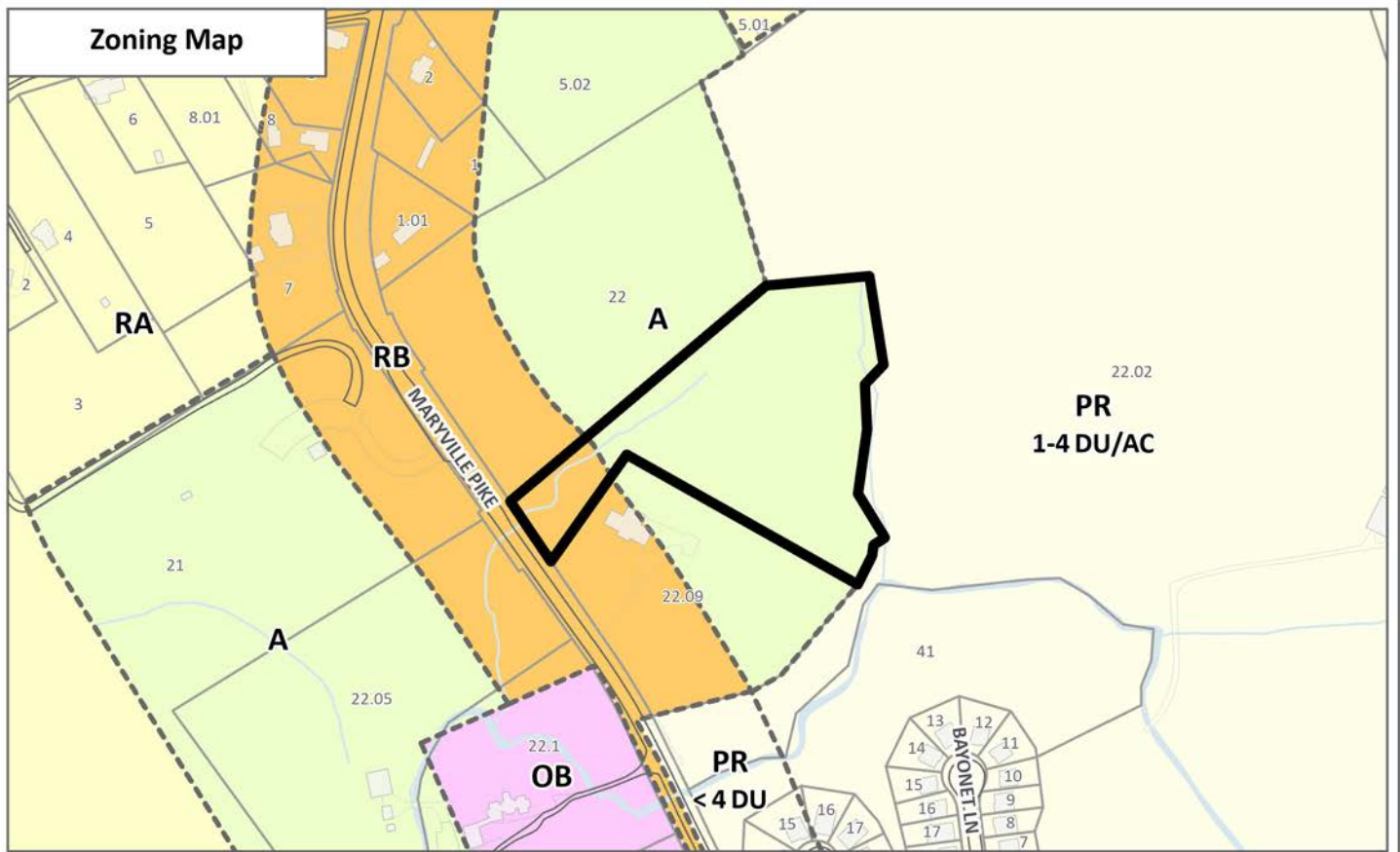


Case boundary

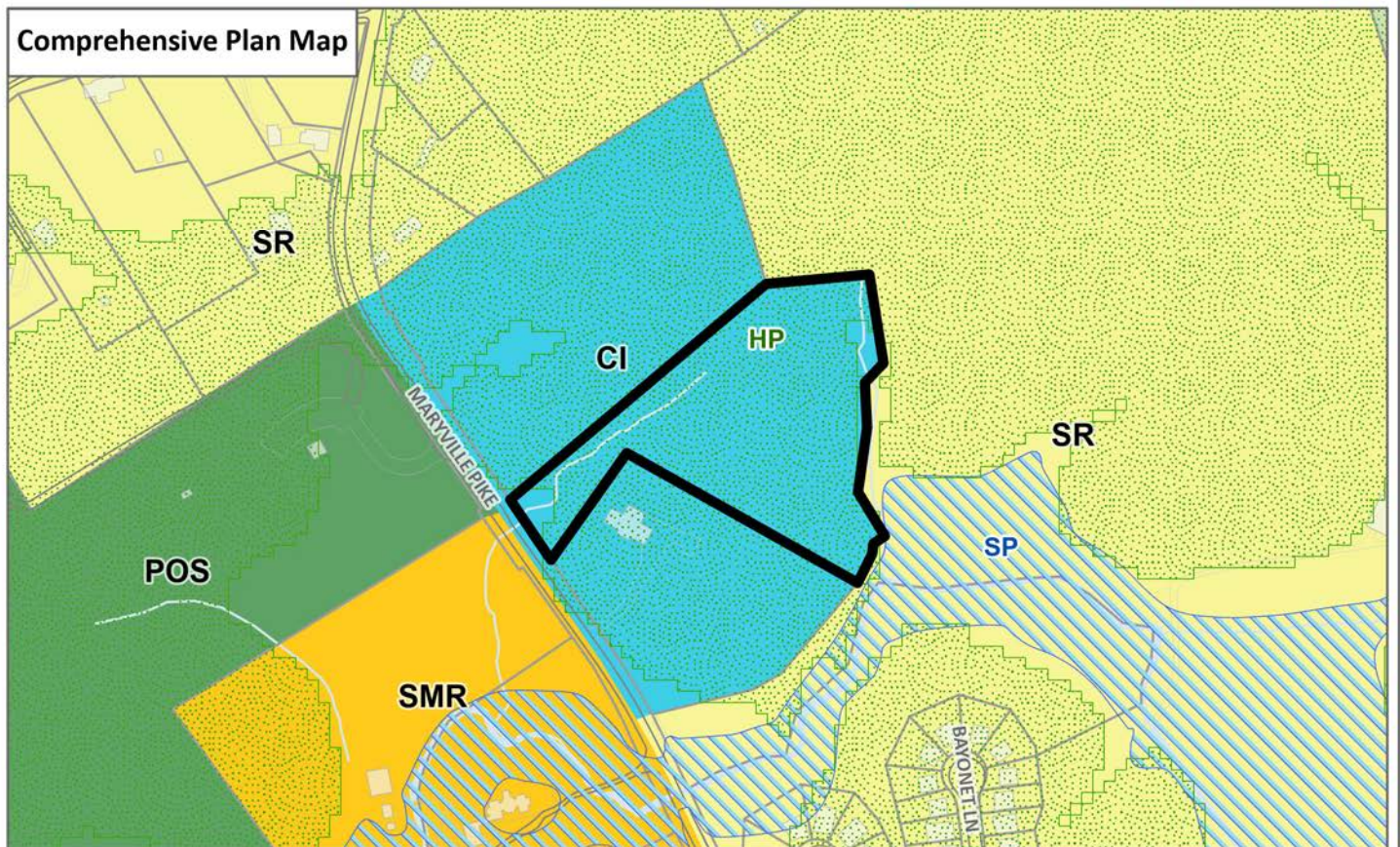
0 460
Feet



Zoning Map



Comprehensive Plan Map

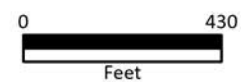


CONTEXTUAL MAPS 2

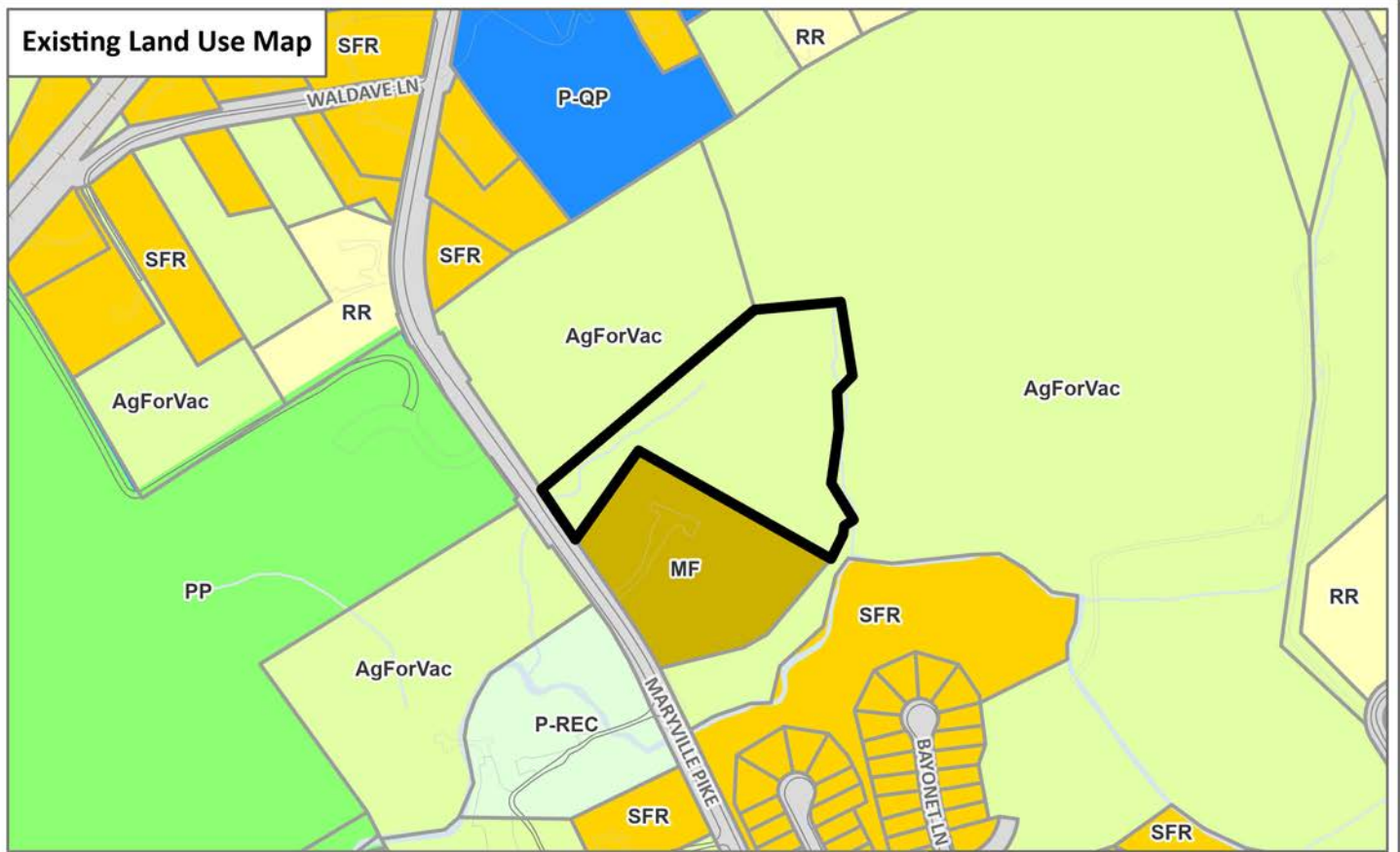
8-C-24-RZ / 8-E-24-PA



Case boundary



Existing Land Use Map

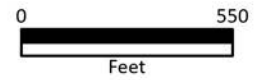


CONTEXTUAL MAPS 3

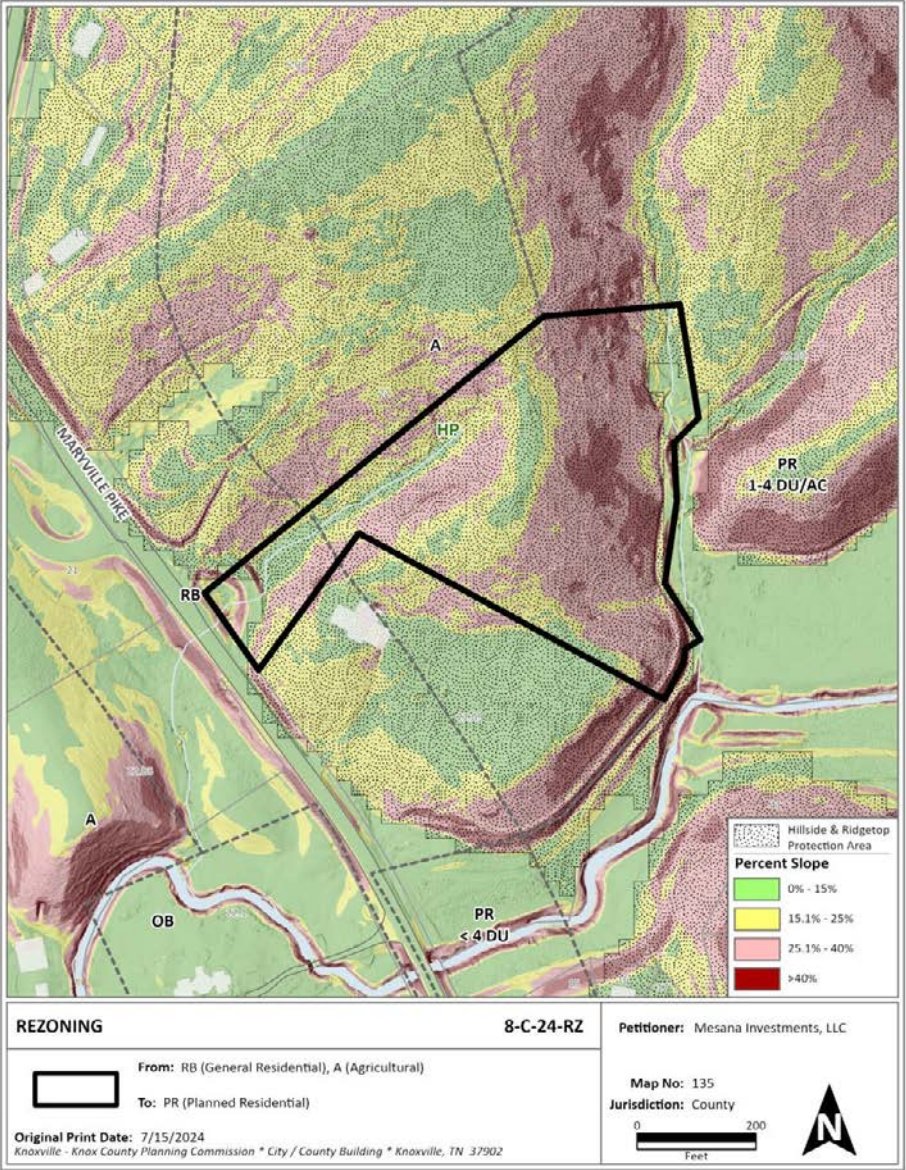
8-C-24-RZ / 8-E-24-PA

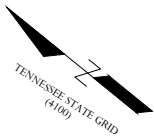


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	6.5		
Non-Hillside	0.4	N/A	
0-15% Slope	0.8	100%	0.8
15-25% Slope	1.7	50%	0.8
25-40% Slope	2.9	20%	0.6
Greater than 40% Slope	0.7	10%	0.1
Ridgetops			
Hillside Protection (HP) Area	6.1	Recommended disturbance budget within HP Area (acres)	2.3
		Percent of HP Area	37.8%





CHURCH MT OLIVE BAPTIST
PARCEL:135FB0502
DEED INSTRU: 20021011-0031511
PLAT INSTRU: 20110411-0060066

JORDAN BENJAMIN CALVIN
PARCEL:135FB001
DEED INSTRU: 20030131-0067018

HARSHAW TRISHA L.
PARCEL:135FB00101
DEED INSTRU: 20221116-0029440

MESANA INVESTMENTS LLC
PARCEL:135 02202
DEED INSTRU: 20180712-0002507

TN HARN(2010.00)
Positional accuracy CM
GPS field procedure:RTK
Date of Survey: 6/23/2023
Datum/Epoch: NAVD88 (TN HARN)
Published/Fixed-control use: Locally created for relative positioning
Control: Onsite established for relative positioning
LAT: 35.9014380° N
LONG: 83.9322282° W
Geoid Model: g2018u7 (GEOID99)
Equipment: EMLID REACH 2 Plus
Portion of survey GPS used: ALL
Relative positional Accuracy: <0.1'
GPS Scale: 1.000087025
GPS Scale Point: Northing - 577,798.68
Easting - 2,578,891.82

TRACT 2
289,435 SQFT
6.5 ACRE
SOWDERS MONICA &
SARAH SOWDERS
PARCEL:135 022
DEED INSTRU: 20050920-0026212
PLAT INSTRU: 20050825-0018354

TRACT 1
408,219 SQFT
9.4 ACRE TOTAL
CEMETERY
6,763 SQFT
0.2 ACRE TOTAL
414,982 SQFT
9.6 ACRE TOTAL AREA
SOWDERS MONICA &
SARAH SOWDERS
PARCEL:135 022
DEED INSTRU: 20050920-0026212
PLAT INSTRU: 20050825-0018354

LIMITS OF CEMETERY
(SEE NOTE #9)

INGRESS & EGRESS FOR CEMETERY
(SEE NOTE #9)

CONCRETE ROW MONUMENT

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Certificate of Survey Accuracy & Category

I hereby certify that this is a Class IV as defined in Title 62, Chapter 18, Tennessee Code Annotated.

Registered Land Surveyor _____

Tennessee License No. 2807 Date: _____

EXEMPT PLAT CERTIFICATE OF APPROVAL (CONSIDERED REVISION)

This plat is exempt from the requirements of the Minimum Subdivision Regulations based on the provisions of Sections 13-3-401 and 13-4-301 of Tennessee Code Annotated, because: A) no new street or utility construction is required, and b) all resultant tracts are over five acres in size. All resultant tracts of this plat do have access to a public road right of way by virtue of direct access or an access easement represented hereon. Certifications which demonstrate compliance with other applicable state laws and local ordinances are properly affixed and the boundary of the survey was checked for accuracy. This plat is also exempt from the provisions of Sections 13-3-402 and 13-4-302, because this plat does not qualify as a Subdivision Plat as represented above.

Registered Land Surveyor _____

Date: _____

Line Table		
Line #	Length	Direction
L2	100.29'	S03°50'10"E
L3	144.71'	S07°05'23"W
L4	114.65'	S12°34'37"E
L5	30.11'	S55°52'57"W
L6	23.93'	S06°30'05"W
L7	71.81'	S25°31'23"W
L8	228.62'	N35°50'22"W
L9	228.62'	N35°50'22"W
L10	10.00'	N54°18'10"E
L11	62.17'	N35°41'50"W
L12	84.54'	N29°07'25"W
L13	10.00'	S67°26'59"W
L14	65.34'	N53°50'00"E
L15	32.41'	N86°51'06"E
L16	61.57'	S76°41'52"E
L17	136.14'	S51°08'10"W
L18	70.95'	N33°22'27"W

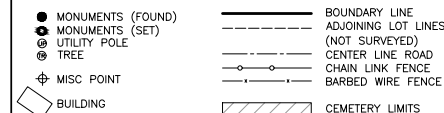
Curve Table (Chord Distance & Bearing)			
Curve #	DIST	BEARING	RADIUS
C1	282.30	S35°06'30"E	10,591.0
C2	56.34	S16°51'54"E	408.4



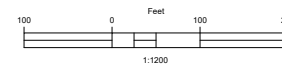
VICINITY MAP

EXEMPT PLAT OF THE JASON TRIMARCHI PROPERTY DEED INSTRUMENT 20050920-0026212 PARCEL ID. 135 022

NINTH CIVIL DISTRICT
KNOX COUNTY
4 MARCH 2024



SCALE: 1"=100'



Notes:

- Property Address: 2622 Maryville Pike Road Knoxville, Tn 37920
- Plat Instrument No: 20050825-0018354 - Lots 1,2 & 3
- Deed Instrument No: 20050920-0026212
- Zoned A - Agricultural
- Setback per required zoning
- Total Area: 699,418 SqFt / 16.1 Acres into 2 tracts
- Zone "X" per FEMA Map 47093C0289F, effective date: 5/2/2007
- This survey was done in accordance to the State of Tennessee Minimum Standards of Practice.
- Tract 1 includes an existing cemetery and is subject to all rights of ingress and egress along the existing road serving the cemetery per Plat Instrument: 20050825-0018354, dated 8/17/2005. Limits of cemetery was established by visual observation of graves. Current condition grave has been fallow for several years as area is covered with 3 to 4 inch trees.
- Tract 1 is subject to a permanent and perpetual easement over the existing road beds to the property of Edwin Walter Davis,
- All set pins consist of 1/2" rebar.

OWNER
Jason Trimarchi
605 Sedgley Drive
Knoxville, TN 37922
(865)983-7444

LAND SURVEYOR
John Scott Stanley
619 Glen Willow Drive
Knoxville TN, 37934
(865) 675-0175

PROJECT NUMBER:	REV: -	BY: Carol Miller
FILE NAME: MaryvillePk-E1.dwg	DATE: Monday, April 8, 2024	



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Rezoning
☒ Plan Amendment
☐ Sector Plan
☒ City OYP / County Comp Plan

Mesana Investments, LLC

Applicant Name

Affiliation

6/24/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-E-24-PA / 8-C-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

Tracy A Queen and Jason A Trimarchi

Owner Name (if different)

3108 Miser Station Rd Louisville TN 37777

Owner Address

Owner Phone / Email

0 MARYVILLE PIKE

Property Address

135 022

Parcel ID

6.5 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Maryville Pike, south of Maloney Rd

General Location

☐ City

Commission District 9

RB (General Residential), A (Agricultural)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

CI (Civic and Institutional), HP (Hillside Ridgetop Protection)

Land Use (City)/Place Type (County)

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	PR (Planned Residential) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	SR (Suburban Residential), HP (Hillside Protection) Proposed Plan Designation(s)	

2 du/ac

Proposed Density (units/acre)	Previous Rezoning Requests
Additional Information	

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$1,825.00	
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	6/24/2024
Applicant Signature	Date

Phone / Email

Tracy A Queen and Jason A Trimarchi	6/24/2024
Property Owner Signature	Date



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

August 8, 2024

Affiliation

04/29/2024

~~08/13/2024~~

File Number(s)

Date Filed

Meeting Date (if applicable)

8-C-24-RZ
8-E-24-PA

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

Drew Staten

Mesana Investments LLC

Name

Company

PO Box 11315

Knoxville TN 37939

Address

City

State

ZIP

865-806-8008

swd444@gmail.com

Phone

Email

CURRENT PROPERTY INFO

QUEEN TRACY A & TRIMARCHI JASON A

3108 MISER STATION RD LOUISVILLE TN 37777

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Maryville Pike Knoxville TN 37920

135 022 (partial rezoning/plan amendment)

Property Address

Parcel ID

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

A to PR

Proposed Zoning

☒ Plan Amendment Change

SR (Suburban Residential)

Proposed Plan Designation(s)

2 DU/acre

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

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
04/29/24 2:02 PM EDT
KEZY-POVS-RZ3Y-KSGT

Applicant Signature

865-806-8008

Phone Number

Scott W. Davis

Please Print

swd444@gmail.com

Email

04/29/2024

Date

Jason Trimarchi
dotloop verified
04/29/24 2:28 PM EDT
GSSA-1XYF-ZSTM-QC1V

Property Owner Signature

Jason Trimarchi

Please Print

06/24/2024, SG

Date Paid



Knox County Comprehensive Plan Amendment Request

All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.

The applicant must provide justification per Implementation Action IM.6, demonstrating either:

- 1 There is an obvious or significant error or omission in the Plan
- 2 **OR** Two or more of the following criteria apply:
 - ☒ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
 - ☒ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
 - ☐ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
 - ☐ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

Please explain:

A trend in development: surrounding residential zoning includes PR, RA, and RB. Case file 6-SF-19-C allowing up to four dwelling units further indicates a trend in growth behind the property.

A significant development large enough to represent a substantial change for the area: Sevier Meadows subdivision (77 lots).

Per staff's comments on adjacent use on review:

Connection to sanitary sewer was made and meeting any other relevant requirements of the Knox County Health Department.

Previous Improvements included the addition of a 6 foot wide paved shoulder with a storage length of 115 feet and a taper length of 50 feet on both sides of the proposed street connection to Maryville Pike.

The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.

With the recommended conditions, the proposed residential place type is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.

The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor arterial street.

Schools in the surrounding area include Mount Olive Elementary, South Doyle Middle, and South Doyle High.

By signing below, I certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.

Jason Trimarchi
dotloop verified
06/17/24 10:12 AM EDT
PBAU-3HSH-IDZM-UZ7B

Jason Trimarchi

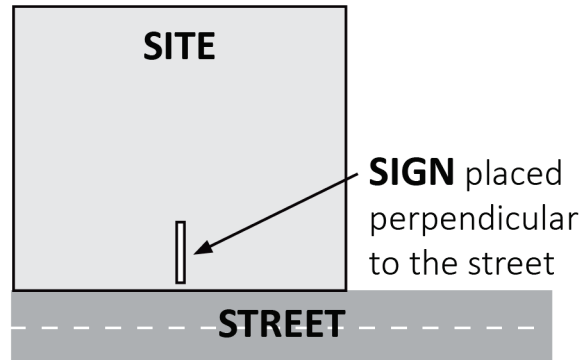
06/17/2024

PROPERTY OWNER SIGNATURE

PRINTED NAME

DATE

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:

_____ **07/26/2024** _____ and _____ **08/09/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments, LLC

Date: 06/24/2024

File Number: 8-C-24-RZ & 8-E-24-PA



Sign posted by Staff



Sign posted by Applicant