

REZONING REPORT

► **FILE #:** 12-D-24-RZ

AGENDA ITEM #: 27

AGENDA DATE: 12/12/2024

► **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): Reliance Development LLC

TAX ID NUMBER: 62 047

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 205 N WOODDALE RD

► **LOCATION:** West side of N Wooddale Rd, north of Asheville Hwy

► **APPX. SIZE OF TRACT:** 11.16 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via N Wooddale Road, a local street with a pavement width ranging from 17.5 - 19 ft within a 39-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Sinking East Creek

► **PRESENT ZONING:** A (Agricultural)

► **ZONING REQUESTED:** PR (Planned Residential) up to 6 du/ac

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

► **DENSITY PROPOSED:** up to 6 du/ac

EXTENSION OF ZONE: Yes, it is an extension from the west side.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, rural residential, single family residential - RA (Low Density Residential), A (Agricultural)

South: Agriculture/forestry/vacant land, rural residential - CA (General Business), A (Agricultural)

East: Agriculture/forestry/vacant land, single family residential - A (Agricultural)

West: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential) with up to 6 du/ac

NEIGHBORHOOD CONTEXT: Residential development in the surrounding area mainly consists of single-family homes with various lot sizes. Large, undeveloped parcels lie to the east and north of the subject property. Asheville Highway, which serves as a commercial corridor, is 950 ft to the south.

STAFF RECOMMENDATION:

- Approve the PR (Planned Residential) zone with up to 6 du/ac because it is consistent with the Knox County Comprehensive Plan.

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Development trends in the area have primarily been residential and commercial in nature. Since the early 1980s, the surrounding area has experienced a steady transition from A (Agricultural) zoning to commercial and residential zoning. Commercial zoning has been concentrated along Asheville Highway, a major commercial corridor 950 ft south of the subject property. Residential zoning has been to the PR (Planned Residential) zone with densities ranging from up to 4.5 to up to 12 du/ac.
2. The construction of a 141-unit subdivision is underway 0.65 miles west of the subject property. A portion of the new subdivision abuts the subject property on the northwest side.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone provides flexibility for optional land development methods and encourages more imaginative solutions to environmental design problems. There are closed contours that could possibly be sinkholes on the western side of the property, concentrated near the southwestern corner (Exhibit A, Topographical Map).
2. The PR zone also intends to ensure potential development is harmonious with the surrounding area. PR zoning is prevalent in this area, with densities ranging from up to 4.5 to up to 12 du/ac.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. Based on the minimum lot area alone, the subject property could yield up to 66 lots. The requested density is compatible with the residential development trends near this section of Asheville Highway, which consist of single-family dwellings on a range of lot sizes. As such, the rezoning is not anticipated to adversely impact the surrounding area.
2. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval before construction begins. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.

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. The Comprehensive Plan has designated the subject property with the SR (Suburban Residential) Place Type, which allows consideration of the PR zone with a density of 6 du/ac.
2. The PR zone is partially related to the SR place type. Per Appendix H of the Comprehensive Plan, additional approval criteria are required for partially related zones. The rezoning meets the first of these criteria, as the allowable land uses in the PR zone align with the preferred housing mix of the SR place type.
3. The rezoning complies with the Comprehensive Plan's Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. As previously mentioned, the subject property is just north of Asheville Highway, a growing commercial corridor with retail amenities to support a rezoning of this site.
4. The rezoning also complies with the East Knox County Small Area Plan, which recommends concentrating residential development near development corridors such as Asheville Highway.
5. The subject property is located within the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact pattern of development. The requested density of up to 6 du/ac aligns with its intent.

ESTIMATED TRAFFIC IMPACT: 688 (average daily vehicle trips)

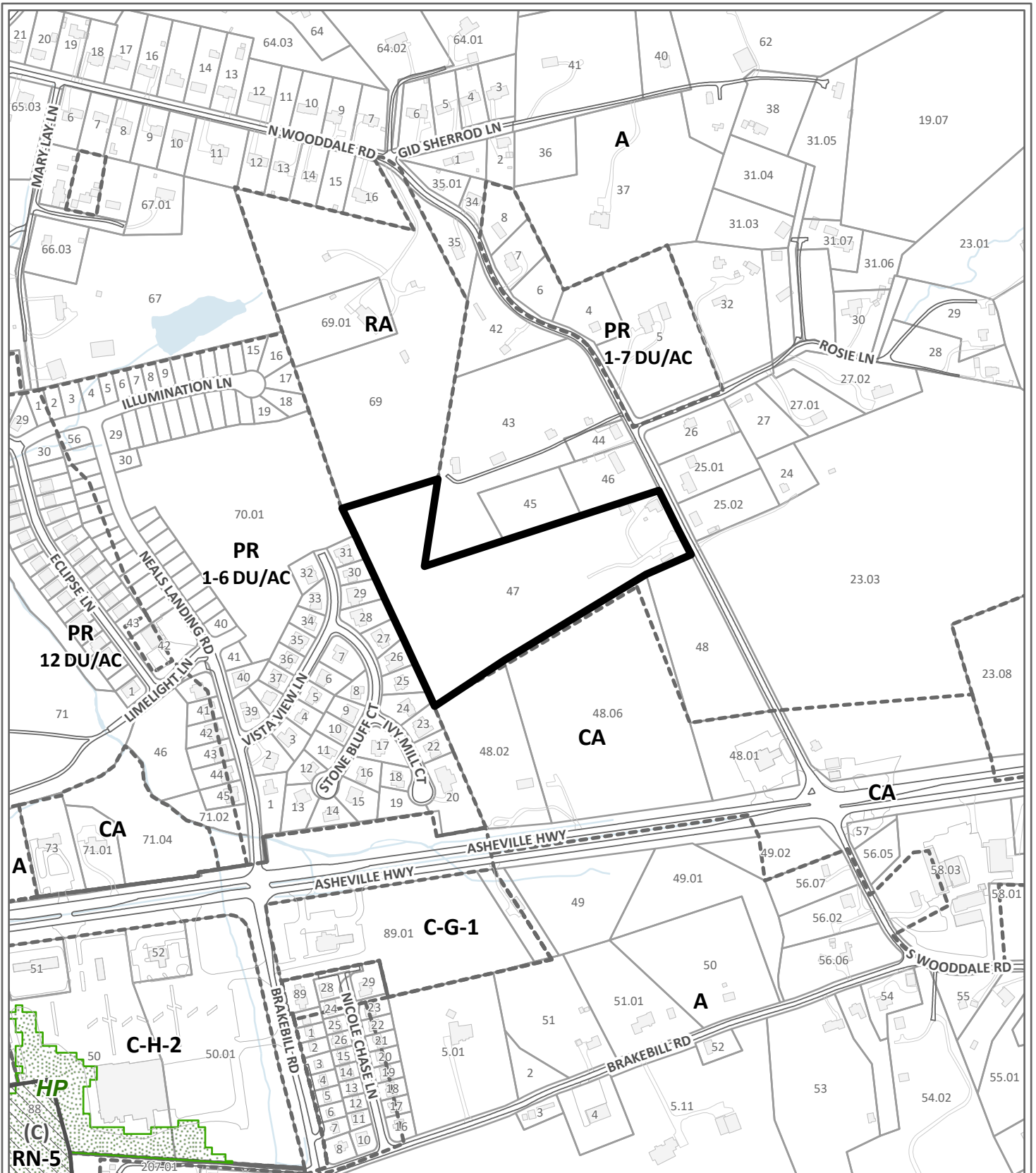
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 14 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter 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 1/27/2025. 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.



REZONING

12-D-24-RZ

Petitioner: Mesana Investments, LLC



From: A (Agricultural)

To: PR (Planned Residential) up to 6 du/ac

Map No: 62

Jurisdiction: County

Original Print Date: 11/1/2024

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

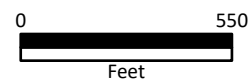
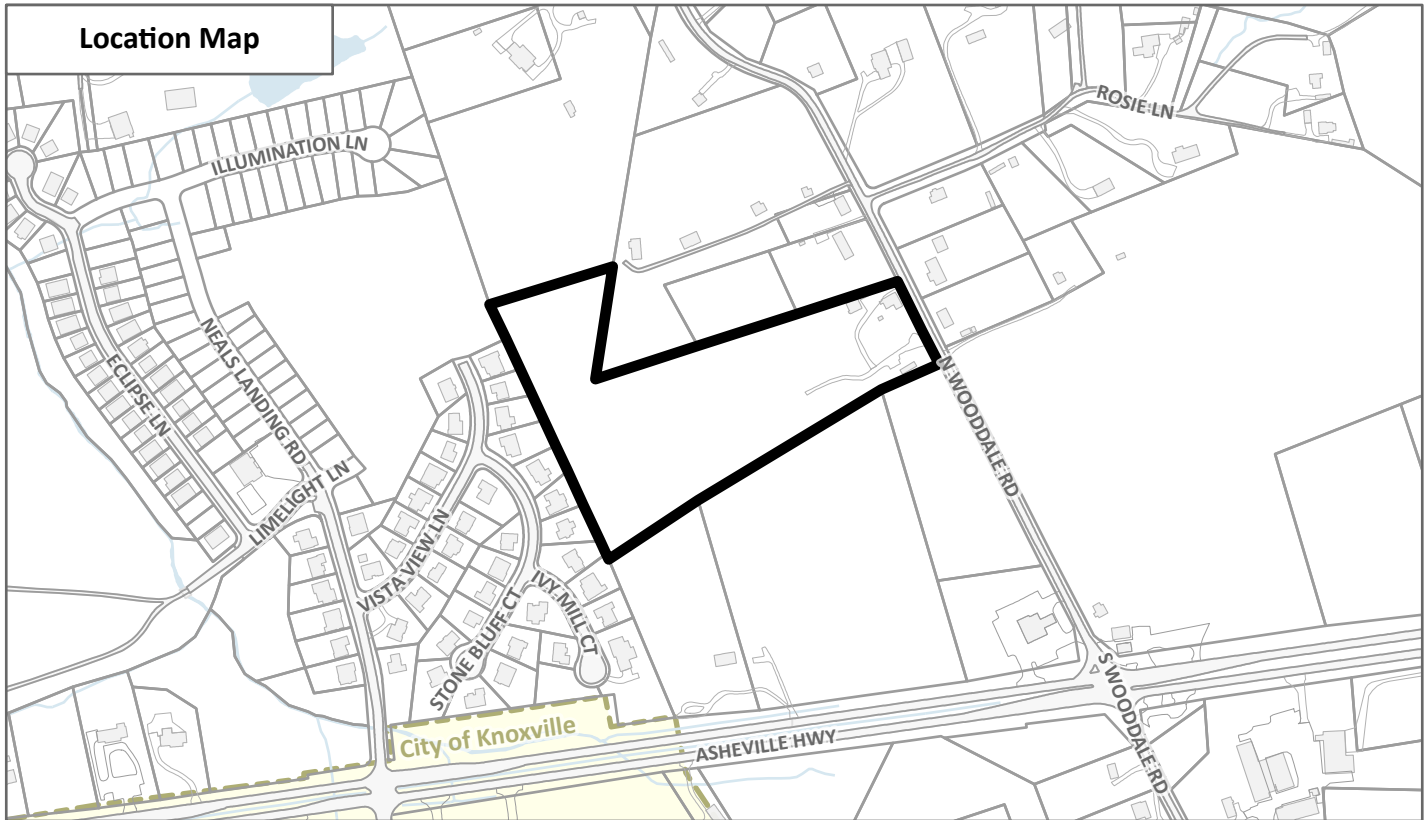


Exhibit A. Contextual Images

Location Map



Aerial Map

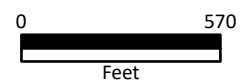


CONTEXTUAL MAPS 1

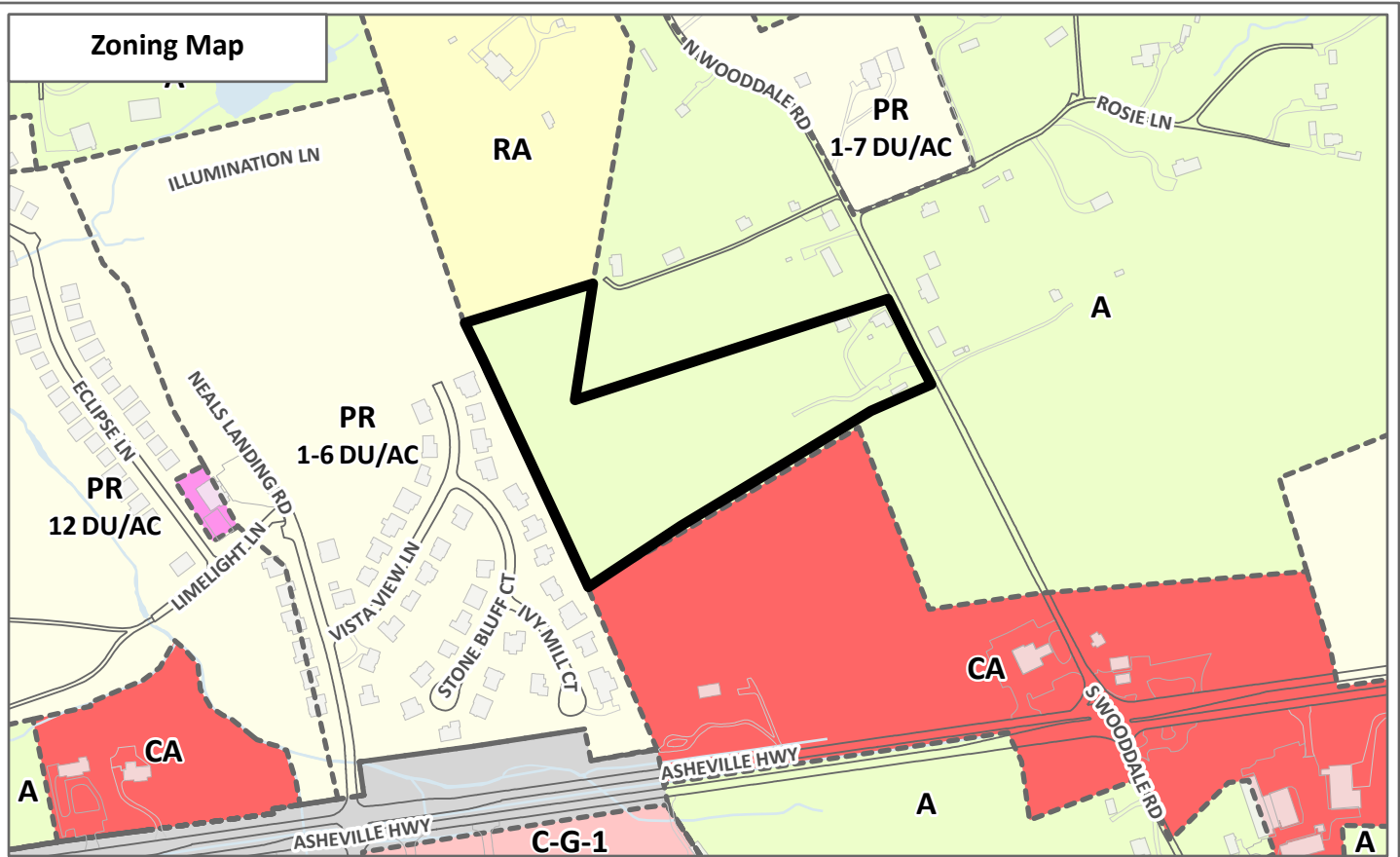
12-D-24-RZ



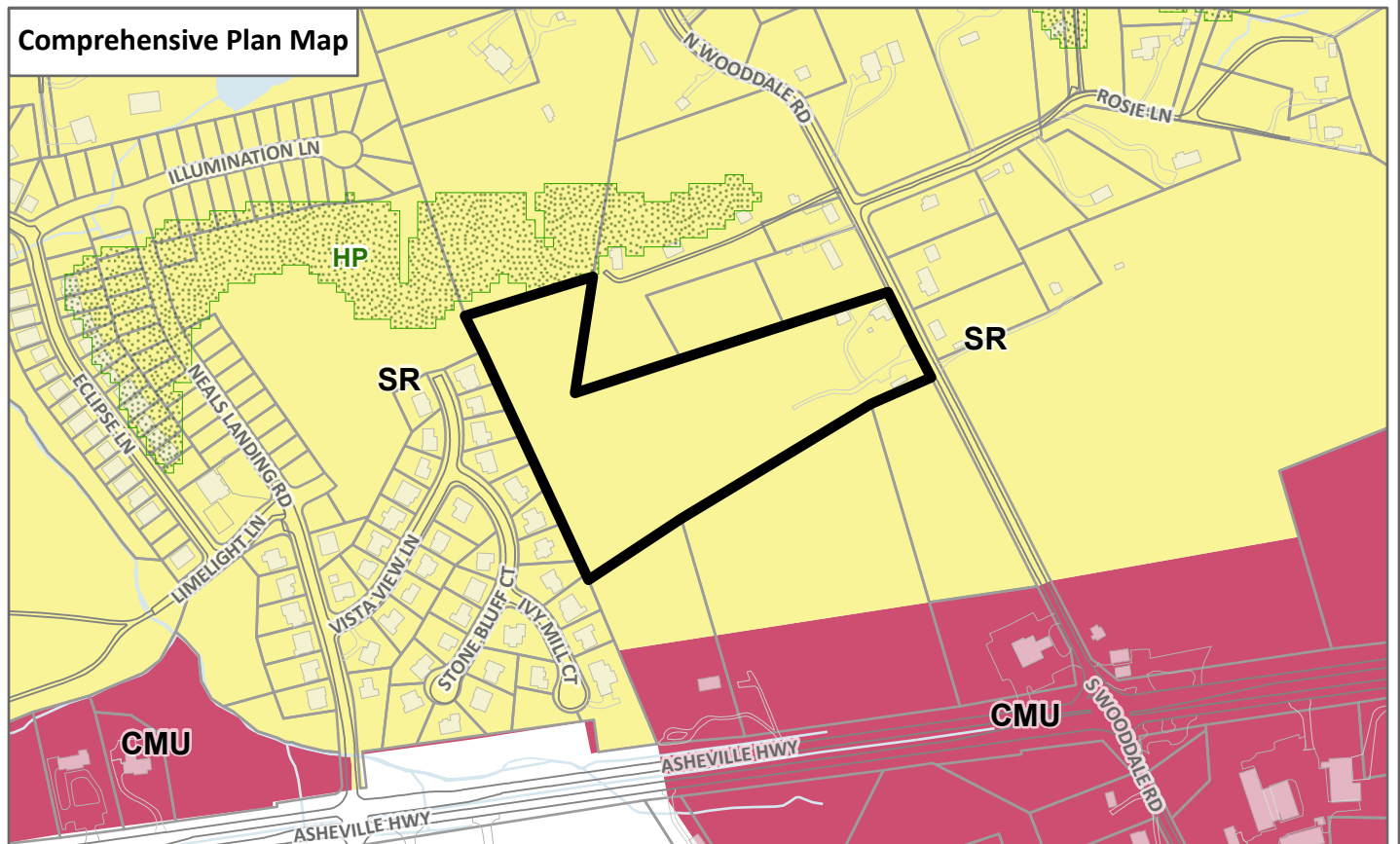
Case boundary



Zoning Map



Comprehensive Plan Map



CONTEXTUAL MAPS 2

12-D-24-RZ



Case boundary

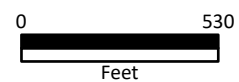
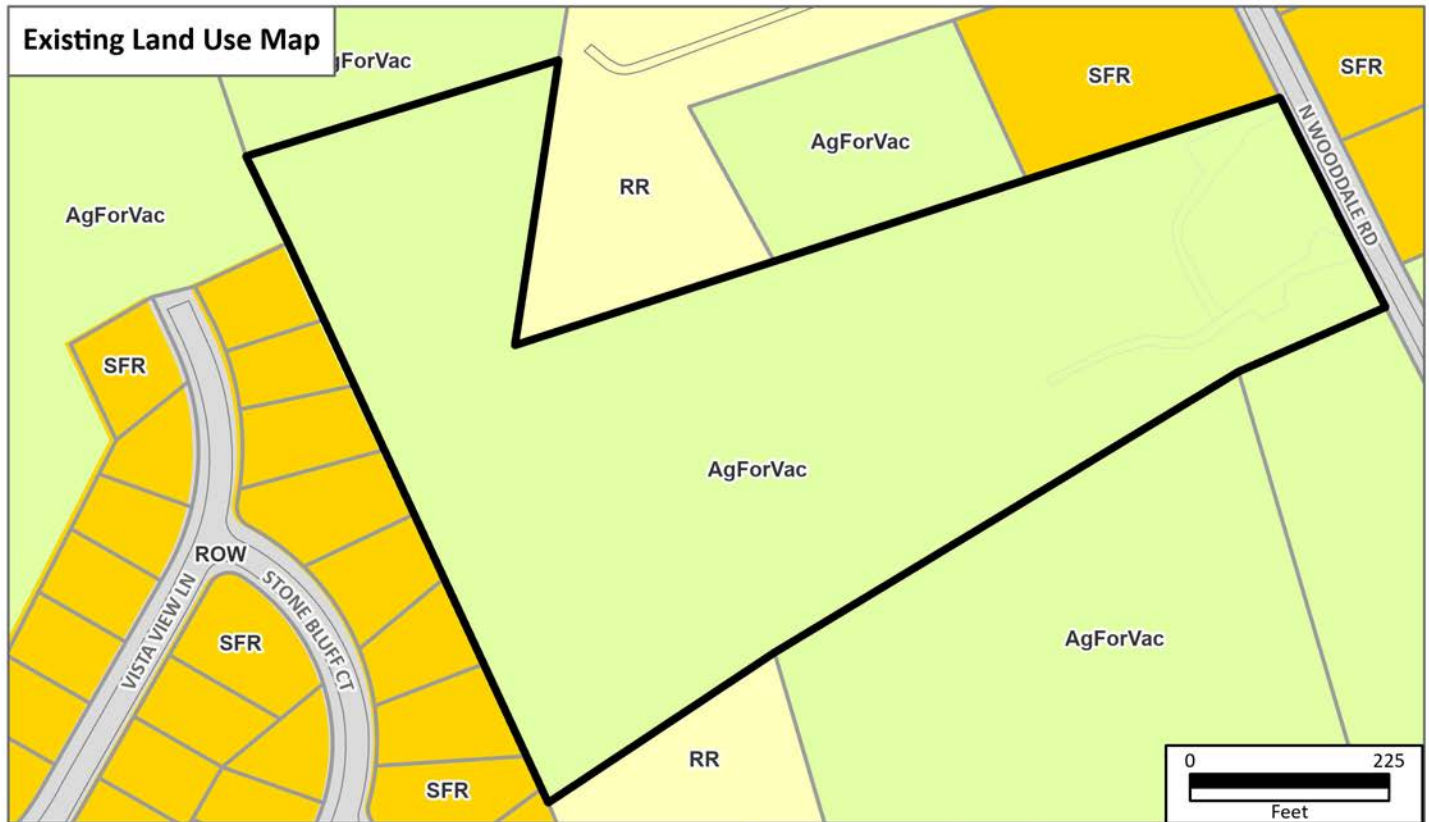
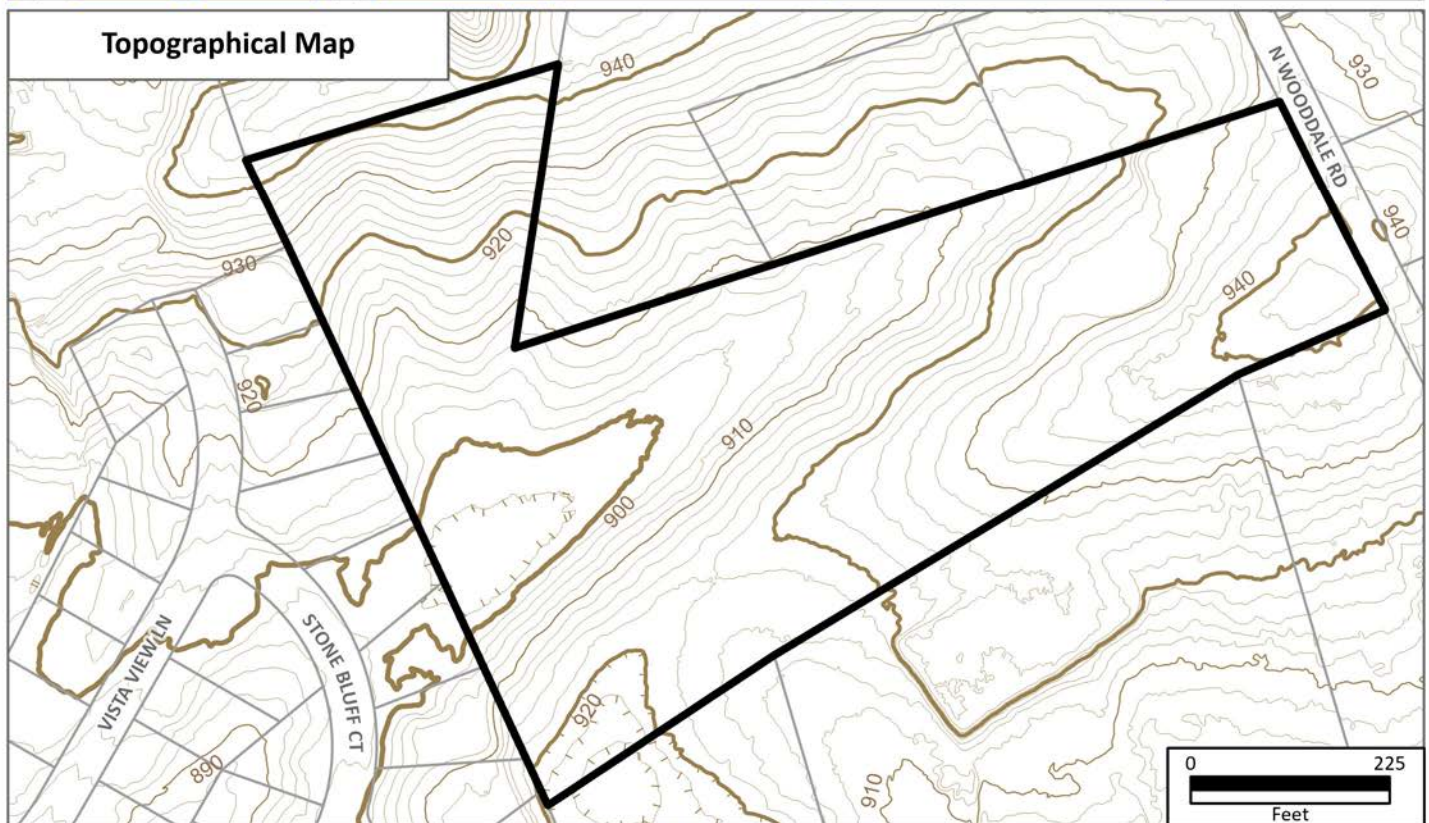


Exhibit A. Contextual Images

Existing Land Use Map



Topographical Map



CONTEXTUAL MAPS 3

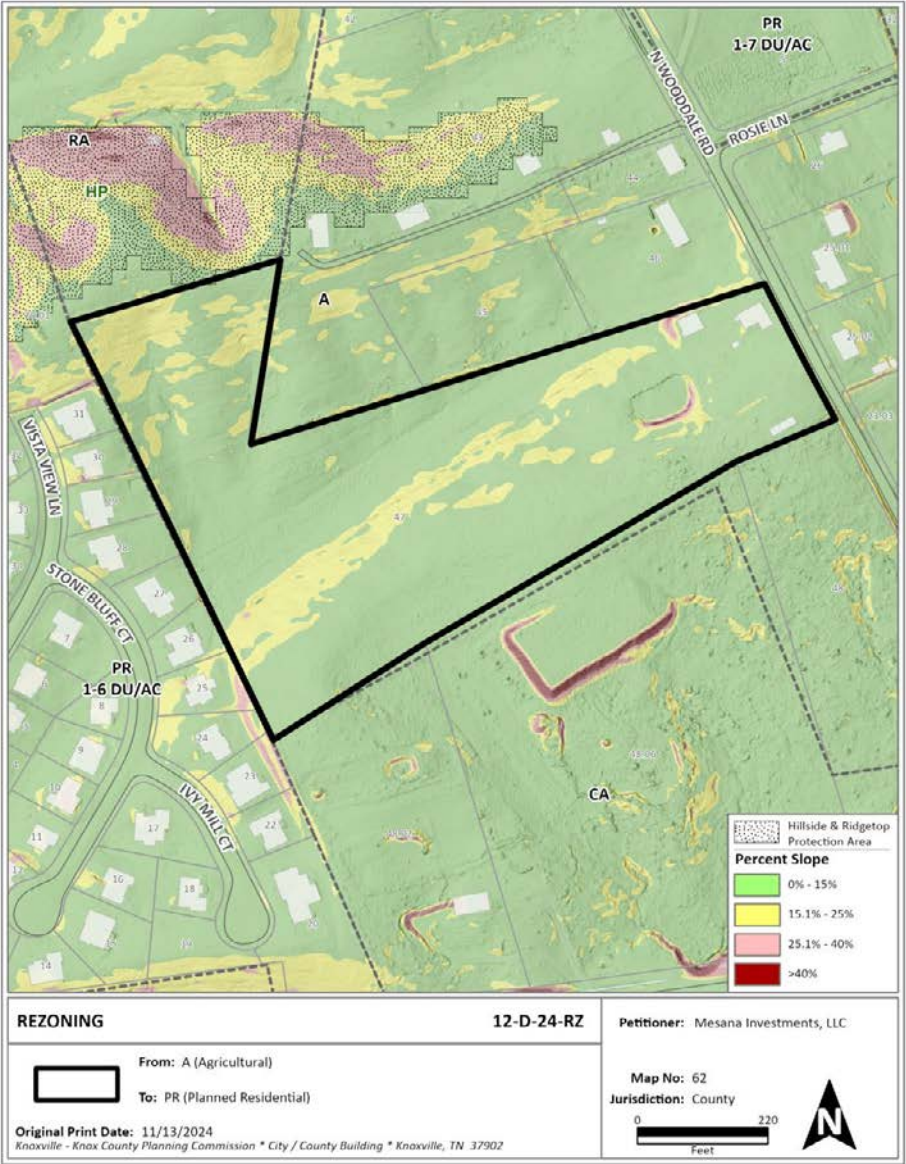
12-D-24-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	11.165		
Non-Hillside	11.159	N/A	
0-15% Slope	0.006	100%	0.006
15-25% Slope	0.000	50%	0.000
25-40% Slope	0.000	20%	0.000
Greater than 40% Slope	0.000	10%	0.000
Ridgetops			
Hillside Protection (HP) Area	0.006	Recommended disturbance budget within HP Area (acres)	0.006
		Percent of HP Area	100.0%





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

10/28/2024

Date Filed

12/12/2024

Meeting Date (if applicable)

12-D-24-RZ

File Number(s)

CORRESPONDENCE

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

- ☐ Applicant ☐ Owner ☐ Option Holder ☐ Surveyor ☐ Engineer ☐ Architect

Scott Davis Mesana Investments LLC

Name / Company

PO Box 11315 Knoxville TN 37939

Address

865-806-8008 / swd444@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Reliance Development LLC

Owner Name (if different)

3109 Stephens Landing Way Knoxville TN 37932

Owner Address

Owner Phone / Email

205 N WOODDALE RD

Property Address

62 047

Parcel ID

11.16 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

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) up to 6 du/ac	Pending Plat File Number
	Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

up to 6 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

\$1,208.00

Total

Fee 2

Fee 3

AUTHORIZATION

By signing below, 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. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.

Mesana Investments, LLC	10/28/2024
Applicant Signature	Date

Phone / Email

Reliance Development LLC	10/28/2024
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 ☐ PA
☒ Rezoning

Mesana Investments, LLC

Applicant Name

10/24/24

12/12/24

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

12-D-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
Scott Davis

Name

PO Box 11315

Company

Knoxville

TN

37939

Address

(865) 806-8008

City

swd444@gmail.com

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

Reliance Development LLC

3109 STEPHENS LANDING WAY KNOXVILLE, TN 37932

Property Owner Name (if different)

205 N Wooddale Road

Property Owner Address

062 047

Property Owner Phone

Property Address

KUB

Parcel ID

KUB

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024

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 (Planned Residential)

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

PR up to 6 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

☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

\$1,208.00

Fee 3

AUTHORIZATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Scott Davis

dotloop verified
10/24/24 5:06 PM EDT
XGLS-R0JD-CLZG-UIOU

Mesana Investments, LLC

10/24/24

Applicant Signature

Print Name / Affiliation

Date

865-806-8008

swd444@gmail.com

Phone Number

Email

Aziz Kherani

dotloop verified
10/25/24 9:28 AM EDT
SK5Q-X8DE-PSRW-DHOW

Reliance Development, LLC

10/28/2024, SG

Property Owner Signature

Please Print

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/29/2024

12/13/2024

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting

Scott Davis

dotloop verified
10/25/24 11:09 AM CDT
91WR-3W6Y-IHYM-BR0D

Applicant Signature

Mesana Investments, LLC

Applicant Name

10/25/2024

Date

12-D-24-RZ

FILE NUMBER