

# REZONING REPORT

► **FILE #:** 7-V-24-RZ

**AGENDA ITEM #:** 19

**AGENDA DATE:** 7/11/2024

► **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): John Johnson

TAX ID NUMBER: 125 041, 04301, 04001

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 7803 SEVIERVILLE PIKE (7807, 7809 SEVIERVILLE PIKE)

► **LOCATION:** South side of Sevierville Pk, east of Basilfield Dr

► **APPX. SIZE OF TRACT:** 11.4 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sevierville Pike, a minor collector street with 17 ft of pavement width within a right-of-way range of 46-54 ft.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Burnett Creek

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

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

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Multifamily Residential

► **DENSITY PROPOSED:** up to 5 du/ac

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

HISTORY OF ZONING: The applicant previously requested PR up to 3 du/ac, but withdrew the application prior to Planning Commission action (3-E-24-RZ/3-A-24-SP).

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural)

South: Agriculture/forestry/vacant land - A (Agricultural)

East: Rural residential, single family residential - A (Agricultural)

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

NEIGHBORHOOD CONTEXT: This property is approximately a mile from a large commercial node at E Governor John Sevier Hwy and Chapman Hwy. This section of Sevierville Pike contains mostly single family homes on large lots, with subdivisions off of side streets having lots that range in size. The abutting subdivision to the west has lots as small as 1/3 of an acre.

## STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to one condition.**

1. The rear of the parcel with slopes of 25% or greater at approximately beyond the 970-contour line shall be left undisturbed.

## 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 COUNTY GENERALLY:

1. The adjacent subdivision was part of a large rezoning to RA in 1992. There have been several PR rezonings with densities ranging from 2-8 du/ac within the Planned Growth Area along E Governor John Sevier Hwy since the early 2000s.
2. This property was on the boundary of the Planned Growth and Rural Areas in the 2001 Growth Policy Plan and changed from the Rural Area to the Planned Growth Area with the updated Growth Policy Plan and Map, adopted in April, 2024. This change in designation allows consideration of over 2 du/ac, the maximum allowed in the Rural Areas.

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

1. The PR zone provides flexibility for residential development on properties with environmental constraints by allowing clustered development in the optimal areas of a property to preserve more environmentally sensitive areas, such as steep slopes and streams.
2. This property has steep slopes along the rear of the property, so the PR zone would permit clustered development in the less sloped areas, enabling preservation of steep slopes and forested areas.
3. PR up to 4 du/ac on this 11.4-acre property would allow up to 45 units where dwellings may be clustered. PR up to 5 du/ac would allow 57 units. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone.
4. 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 RA zone is adjacent to this property and allows houses on 10,000 sq ft lots, which equates to a density just over 4 du/ac. The recommended density of 4 du/ac is not expected to have adverse impacts on that development or on the surrounding A zoned lots since the RA zone only accommodates low density residential development.
2. The impact to the street system will be minimal as the property has direct access to a minor collector street.
3. Considering the environmental constraints, staff recommends approving the PR zone at 4 du/ac with the condition that the area along the rear of the property line with slopes of 25% or higher at the 970-contour line be left undisturbed (see Exhibit B). This condition would preserve the slopes and forested areas of the property and would aid in stormwater runoff mitigation. The condition to leave the areas above the 970-ft contour line undisturbed supported by the Comprehensive Plan's development 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 goals 7.2 and 7.6 to encourage conservation subdivisions and consider the recommendations of the Hillside and Ridgetop Protection Plan.
4. 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.

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 subject property's place type in the Knox County Comprehensive Plan is SR (Suburban Residential), and the PR district with a density no greater than 12 du/ac can be considered as a partially related zone. PR up to 4 du/ac is consistent with the SR place type, which is predominantly single family subdivisions with lots smaller than one acre and attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home.
2. This property is approximately 1 mile from a commercial node at Chapman Hwy and E Governor John Sevier Hwy and is 150 ft outside of the New Hopewell Elementary School Parental Responsibility zone. Residential development at this location is consistent with the Comprehensive Plan's implementation policy 5, Create neighborhoods with a variety of housing types and amenities in close proximity.
3. The PR zone is listed as partially related in the SR place type per Appendix H (Place Type and Zoning Correspondence Matrix) of the Knox County Comprehensive Plan. Partially related zoning districts may be appropriate but must meet one of three criteria listed in Appendix H. The proposed PR zoning with the recommended conditions and required development plan review by the Planning Commission is compatible with the current zoning of adjacent sites.

ESTIMATED TRAFFIC IMPACT: 602 (average daily vehicle trips)

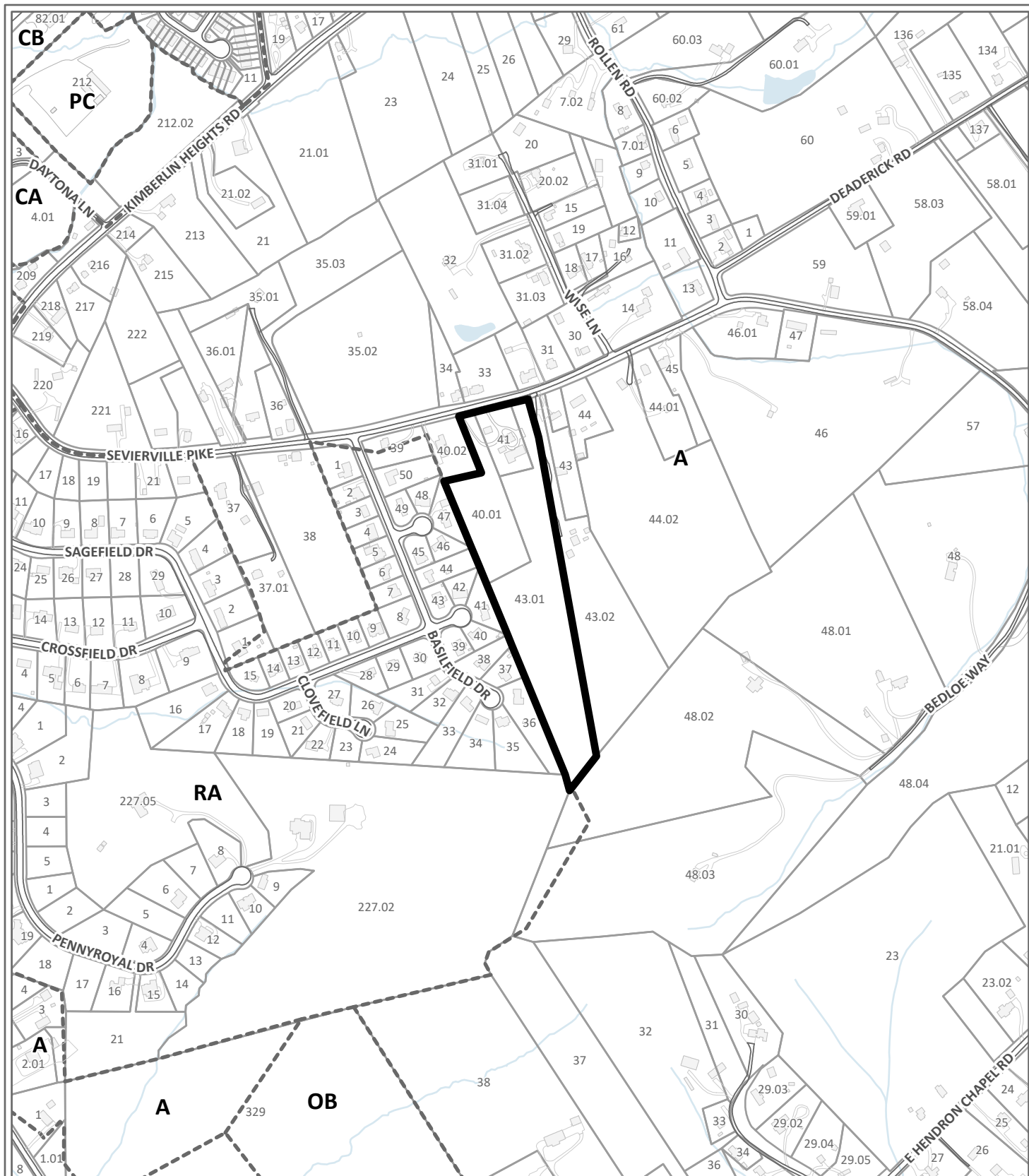
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

Schools affected by this proposal: New Hopewell 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 8/19/2024. 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.



## REZONING

**7-V-24-RZ**

**Petitioner:** Mesana Investments, LLC



**From:** RA (Low Density Residential), A (Agricultural)

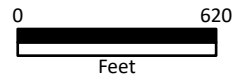
**To:** PR (Planned Residential) 5 du/ac

**Original Print Date:** 6/5/2024

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

**Map No:** 125

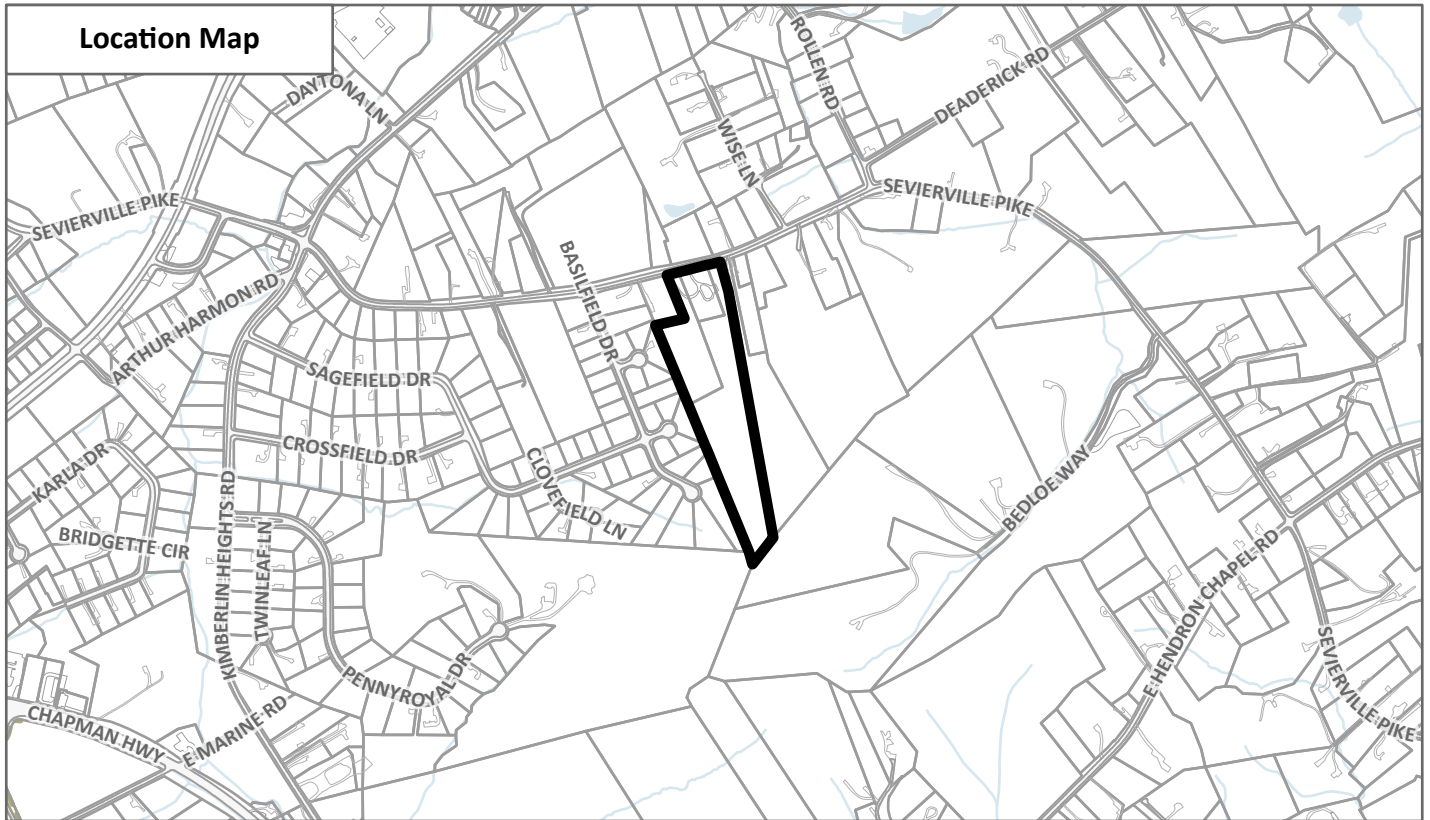
**Jurisdiction:** County





## Exhibit A. Contextual Images

Location Map



Aerial Map

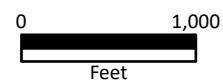


CONTEXTUAL MAPS 1

7-V-24-RZ

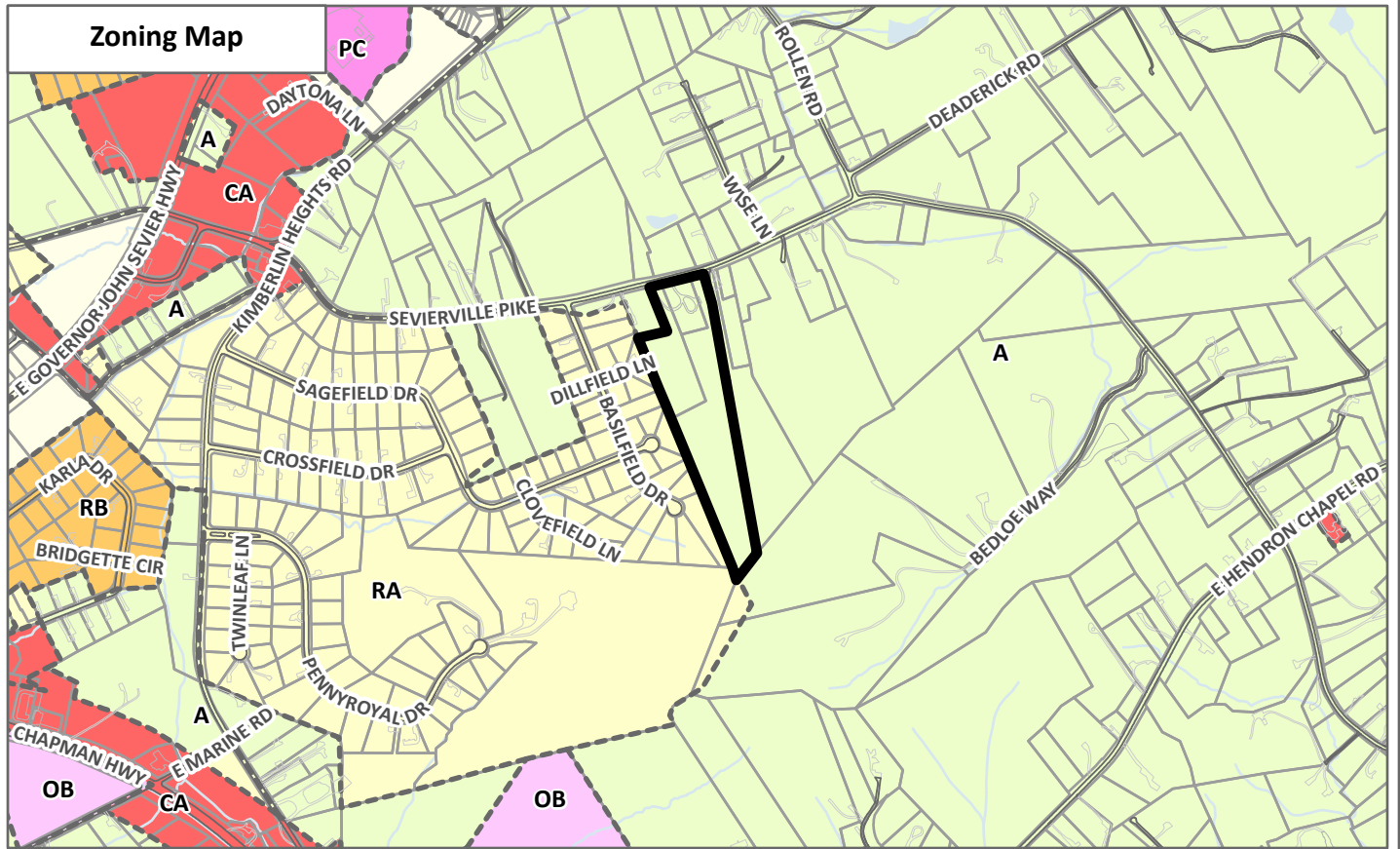


Case boundary

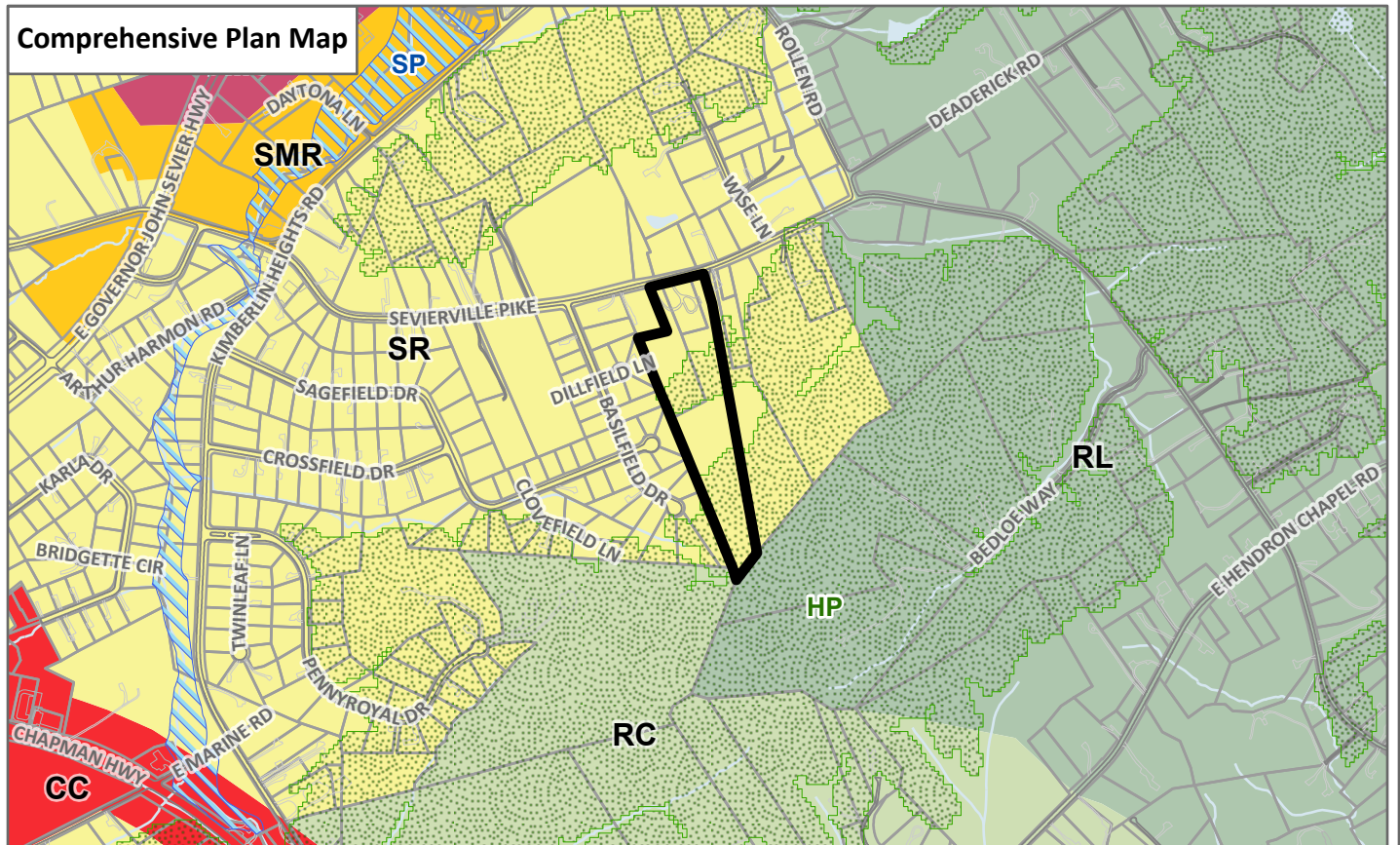




## Zoning Map



## Comprehensive Plan Map

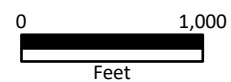


## CONTEXTUAL MAPS 2

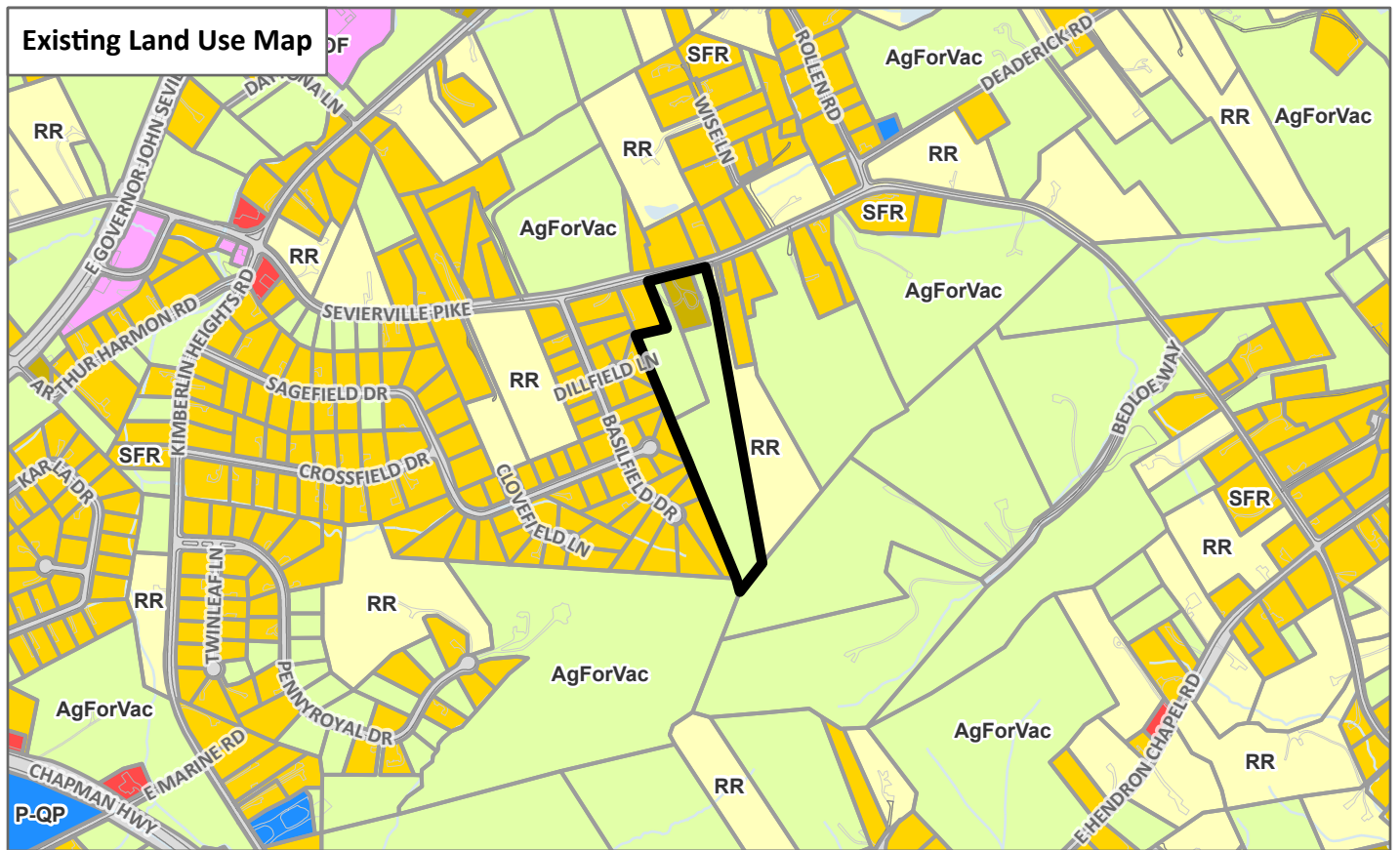
7-V-24-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

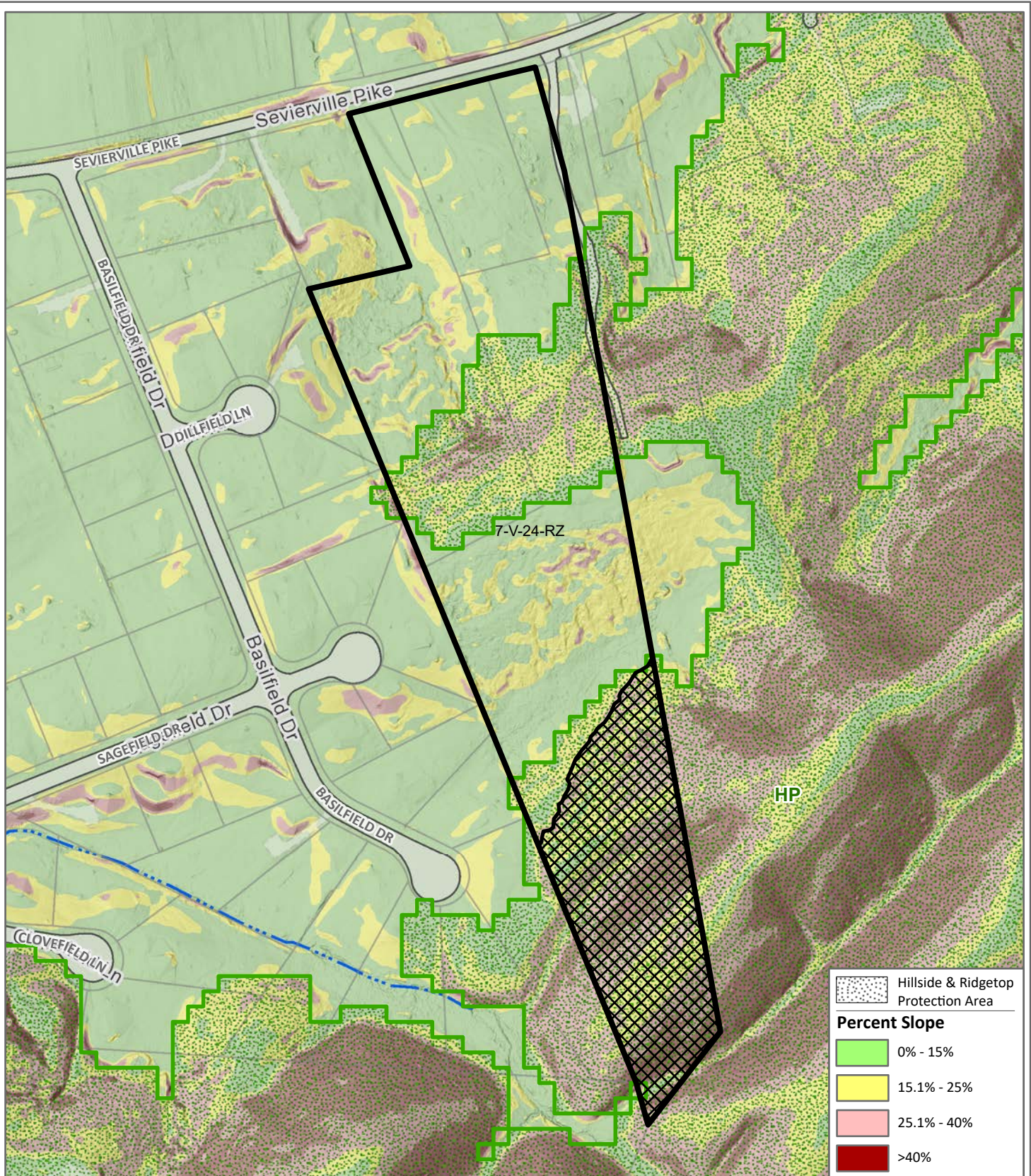
7-V-24-RZ



Case boundary







## Exhibit B

7-V-24-RZ



Case boundary



No disturbance at approximately the 970-contour line or beyond

Original Print Date: 7/3/2024

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

Petitioner: Mesana Investments LLC

Map No: 125

Jurisdiction: County







# 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

**5/30/2024**

Date Filed

**7/11/2024**

Meeting Date (if applicable)

**7-V-24-RZ**

File Number(s)

## CORRESPONDENCE

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

**Mesana Investments, LLC**

Name / Company

**P.O. Box 11315 Knoxville TN 37922**

Address

**865-806-8008**

Phone / Email

## CURRENT PROPERTY INFO

**John Johnson**

Owner Name (if different)

**440 Highland View Dr Knoxville TN 37920**

Owner Address

**828-702-8413**

Owner Phone / Email

**7803 SEVIERVILLE PIKE / 7807, 7809 SEVIERVILLE PIKE**

Property Address

**125 041, 04301, 04001**

Parcel ID

Part of Parcel (Y/N)?

**11.4 acres**

Tract Size

**Knox-Chapman Utility District**

Sewer Provider

**Knox-Chapman Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South side of Sevierville Pk, east of Basilfield Dr**

General Location

☐ City **Commission District 9 RA (Low Density Residential), A (Agricultural)**

**Agriculture/Forestry/Vacant Land,  
Multifamily Residential**

☒ County District Zoning District

Existing Land Use

**South County SR (Suburban Residential), HP (Hillside Ridgetop Protection)**

**Planned Growth Area**

Planning Sector Land Use (City)/Place Type (County)

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)**  
Proposed Zoning

Pending Plat File Number

- ☐ Plan Amendment   Proposed Plan Designation(s)

**up to 5 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

**\$1,220.00**

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**

**5/30/2024**

Applicant Signature

Please Print

Date

Phone / Email

**John Johnson**

**5/30/2024**

Property Owner Signature

Please Print

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 5/8/24	6/13/24	Affiliation
Date Filed	Meeting Date (if applicable)	File Number(s)  <b>7-V-24-RZ</b>

## 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 PO Box 11315	Company Knoxville	TN	37922
Address 865-806-8008	City swd444@gmail.com	State	ZIP
Phone	Email		

## CURRENT PROPERTY INFO

John Johnson	440 Highland View Drive	(828) 702-8413
Property Owner Name (if different) 7807 Sevierville Pike Knoxville TN 37920	Property Owner Address 125 041, 125 04001, 125 04301	Property Owner Phone
Property Address	Parcel ID	
Sewer Provider	Water Provider	Septic (Y/N)

## STAFF USE ONLY

General Location	Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County District Zoning District Existing Land Use	
Planning Sector	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

Proposed Plan Designation(s)

5 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  
05/08/24 9:31 AM EDT  
YC6Z-JCDW-0E01-YJEG

Mesana Investments LLC

5/8/24

Applicant Signature

Please Print

Date

865-806-8008

swd444@gmail.com

Phone Number

Email

05/30/2024, SG

*JOHN B JOHNSON*

05/08/24

JOHN B JOHNSON

05/08/24

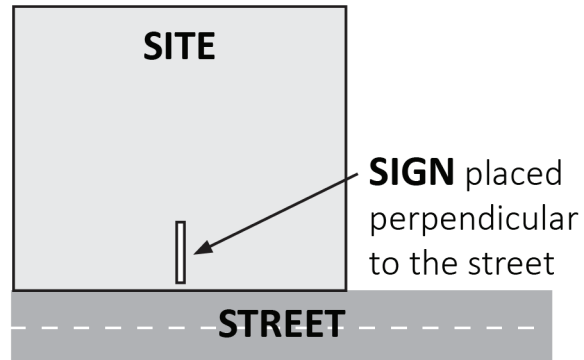
Property Owner Signature

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:***

\_\_\_\_\_ **06/28/2024** \_\_\_\_\_ and \_\_\_\_\_ **07/12/2024** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Mesana Investments, LLC

**Date:** 05/30/2024

**File Number:** 7-V-24-RZ



Sign posted by Staff



Sign posted by Applicant