

REZONING REPORT

► **FILE #:** 6-S-24-RZ

AGENDA ITEM #: 28

AGENDA DATE: 6/13/2024

► **APPLICANT:** MESANA INVESTMENTS LLC

OWNER(S): Barry Vaulton

TAX ID NUMBER: 73 08008, 08003 & 062 164 165 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7920 ASHEVILLE HWY (8014 ASHEVILLE HWY; 0, 8003 STRAWBERRY PLAINS PIKE)

► **LOCATION:** South side of Asheville Hwy, east of Cash Rd

► **APPX. SIZE OF TRACT:** 49.18 acres

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

ACCESSIBILITY: Access is via Asheville Hwy, a median-divided, 4-lane major arterial. Access is also via Strawberry Plains Pike, a minor arterial street with 26 ft of pavement width within a right-of-way of 70 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston-French Broad, Sinking East Creek

► **PRESENT ZONING:** CA (General Business), A (Agricultural)

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

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

► **DENSITY PROPOSED:** up to 5 du/ac

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, rural residential - A (Agricultural), OA (Office Park)

South: Rural residential, agriculture/forestry/vacant land, single family residential - A (Agricultural)

East: Rural residential, agriculture/forestry/vacant land, single family residential - A (Agricultural), PR (Planned Residential) up to 4.5 du/ac

West: Rural residential, agriculture/forestry/vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is 1.25 miles from the commercial node at Asheville Hwy, Andrew Johnson Hwy and Strawberry Plains Pike. There are some single family subdivisions along Strawberry Plains Pike. The area still remains fairly rural outside of these highway corridors.

STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding 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. Since 2004, there have been some A to RA and PR rezonings at densities ranging from up to 4.5-5 du/ac in the area along Asheville Hwy and Strawberry Plains Pike. More subdivisions have been developing along Strawberry Plains Pike consisting of small and medium-sized lots with single family detached residential houses, while Asheville Hwy has remained mostly a commercial corridor.

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

1. The PR zone is intended to provide flexibility for different types of residential development. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses.
2. At the requested density of 5 du/ac, this property could have up to 245 dwellings.
3. Rezonings 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.

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 property predominantly contains slopes of 15% or less. The recommended density from the Hillside & Ridgetop Protection Plan is 4.94 du/ac.
2. This property is within the Parental Responsibility Zone for Carter Elementary on Strawberry Plains Pike. Future development may be required to provide sidewalks along the frontage of Strawberry Plains Pike per Knox County Sidewalk Ordinance.
3. PR zoning requires that development plans 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. The PR zone at 5 du/ac is consistent with the Corridor Mixed-use, Rural Conservation, and Suburban Residential place types the subject properties are designated as in the Comprehensive Plan, all of which allow consideration of up to 5 du/ac or greater in the Urban Growth Area.
2. This property is 1.25 miles from a commercial node at Asheville Hwy, Andrew Johnson Hwy, and Strawberry Plains Pike. Carter schools, parks, a library and a senior center are also within 2 miles of the development. 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 East County Community Plan designates Asheville Hwy and Strawberry Plains Pike as Development Corridors. These roadways are appropriate for a more intense development pattern with planned infrastructure expansion.

ESTIMATED TRAFFIC IMPACT: 2301 (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: 54 (public school children, grades K-12)

Schools affected by this proposal: Carter Elementary, 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 7/15/2024. 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

6-S-24-RZ

Petitioner: Mesana Investments LLC



From: CA (General Business), A (Agricultural)

To: PR (Planned Residential) 5 du/ac

Original Print Date: 5/7/2024

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

Map No: 73

Jurisdiction: County

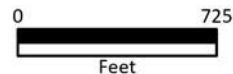
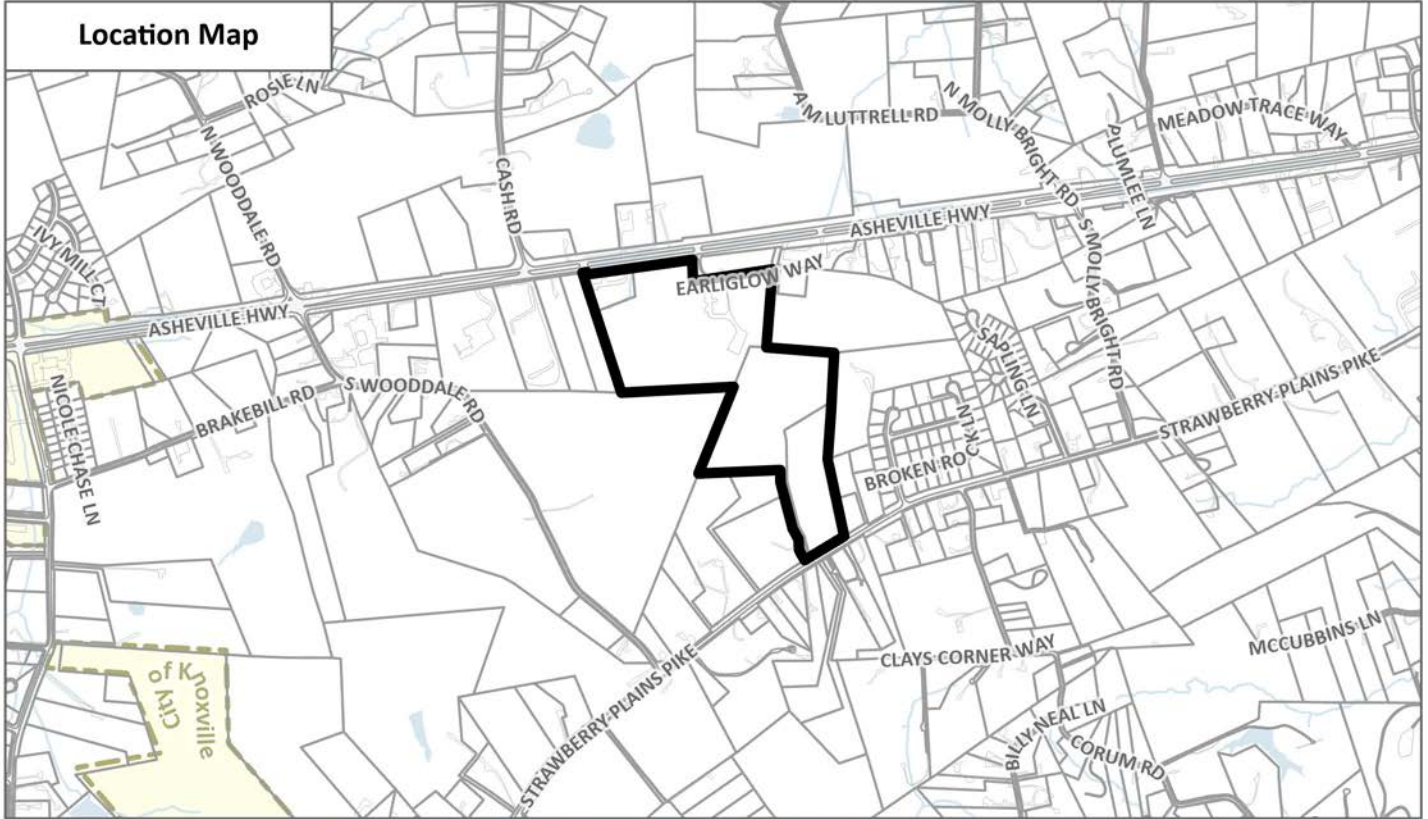
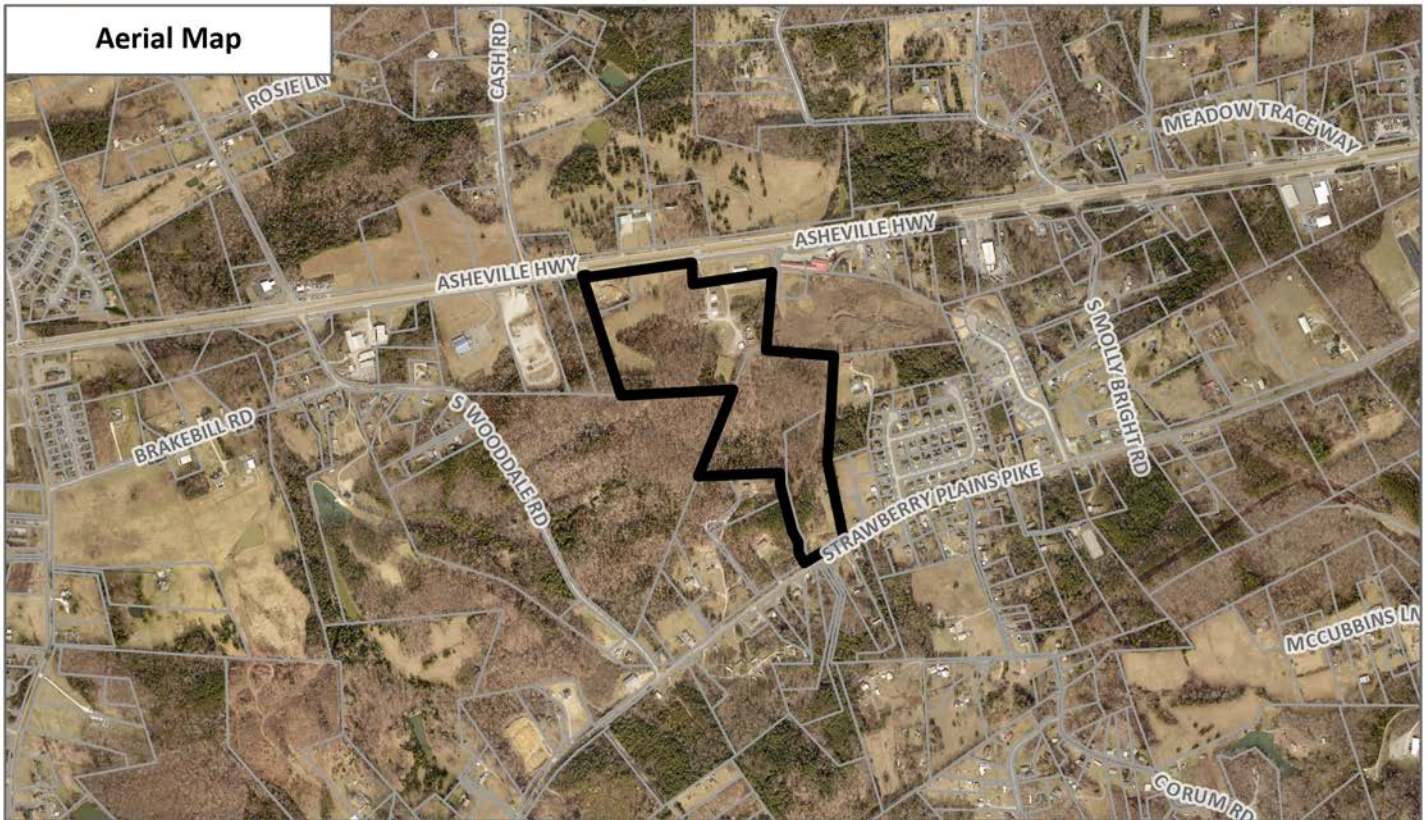


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

6-S-24-RZ

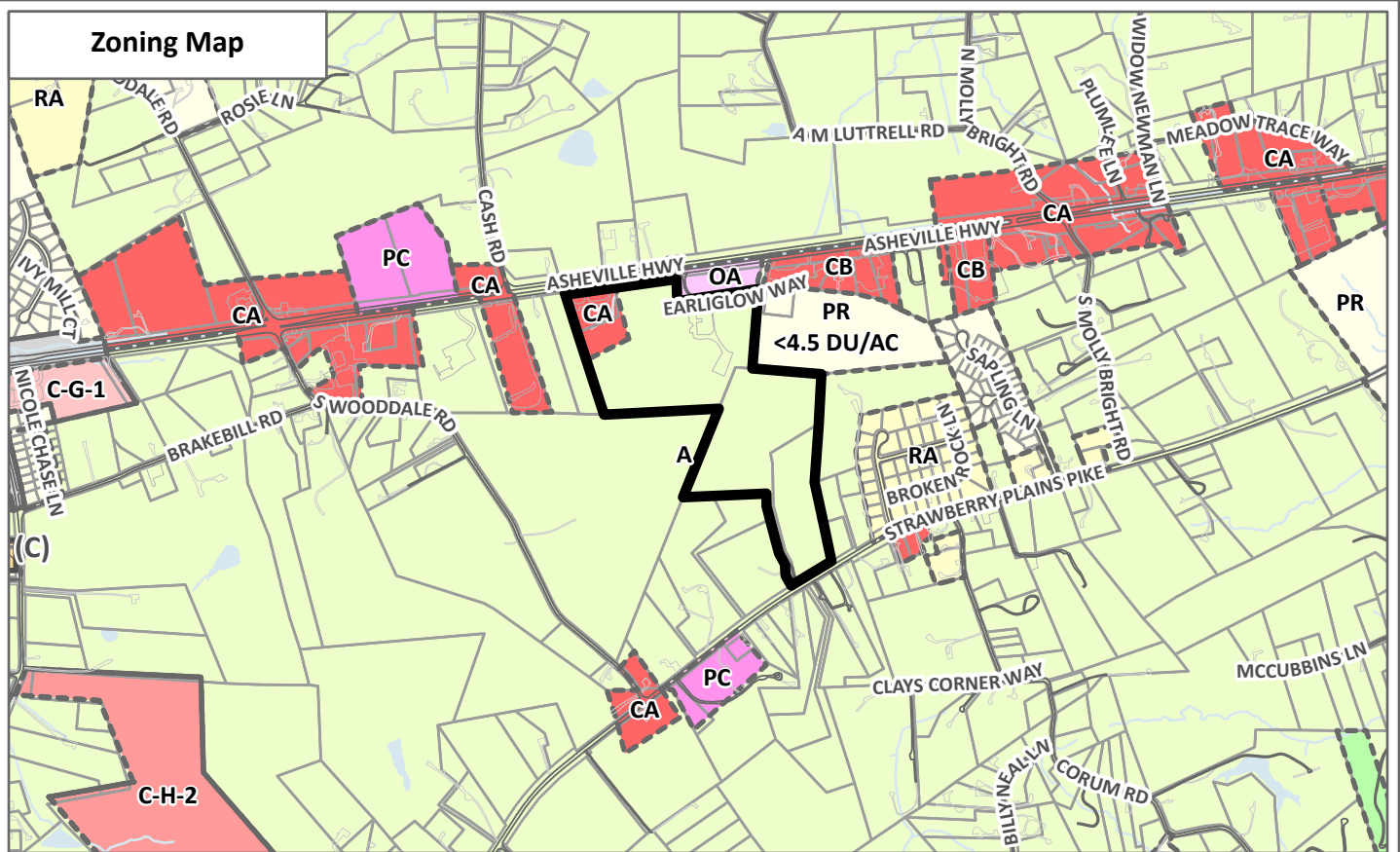


Case boundary

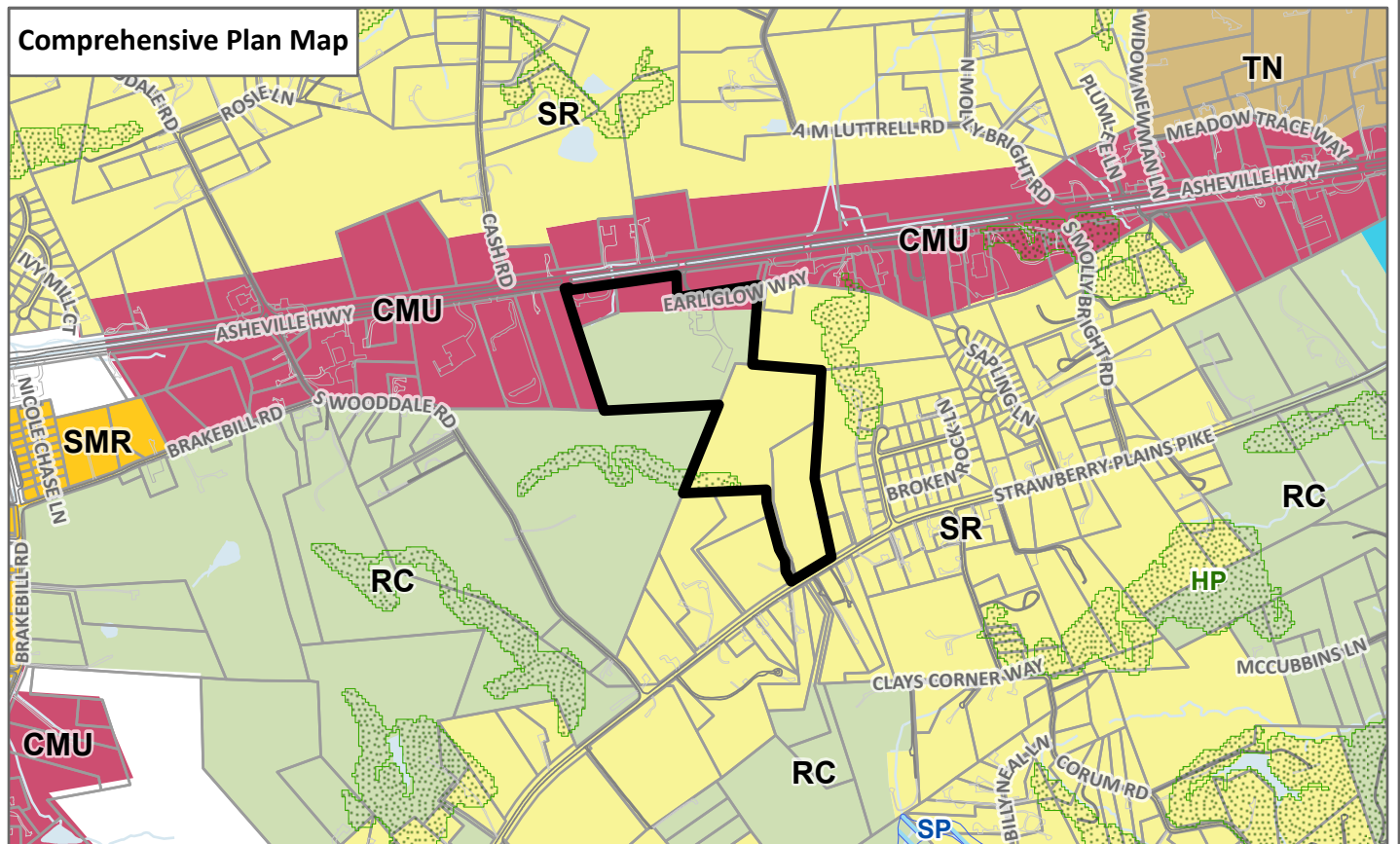
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Feet



Zoning Map



Comprehensive Plan Map



CONTEXTUAL MAPS 2

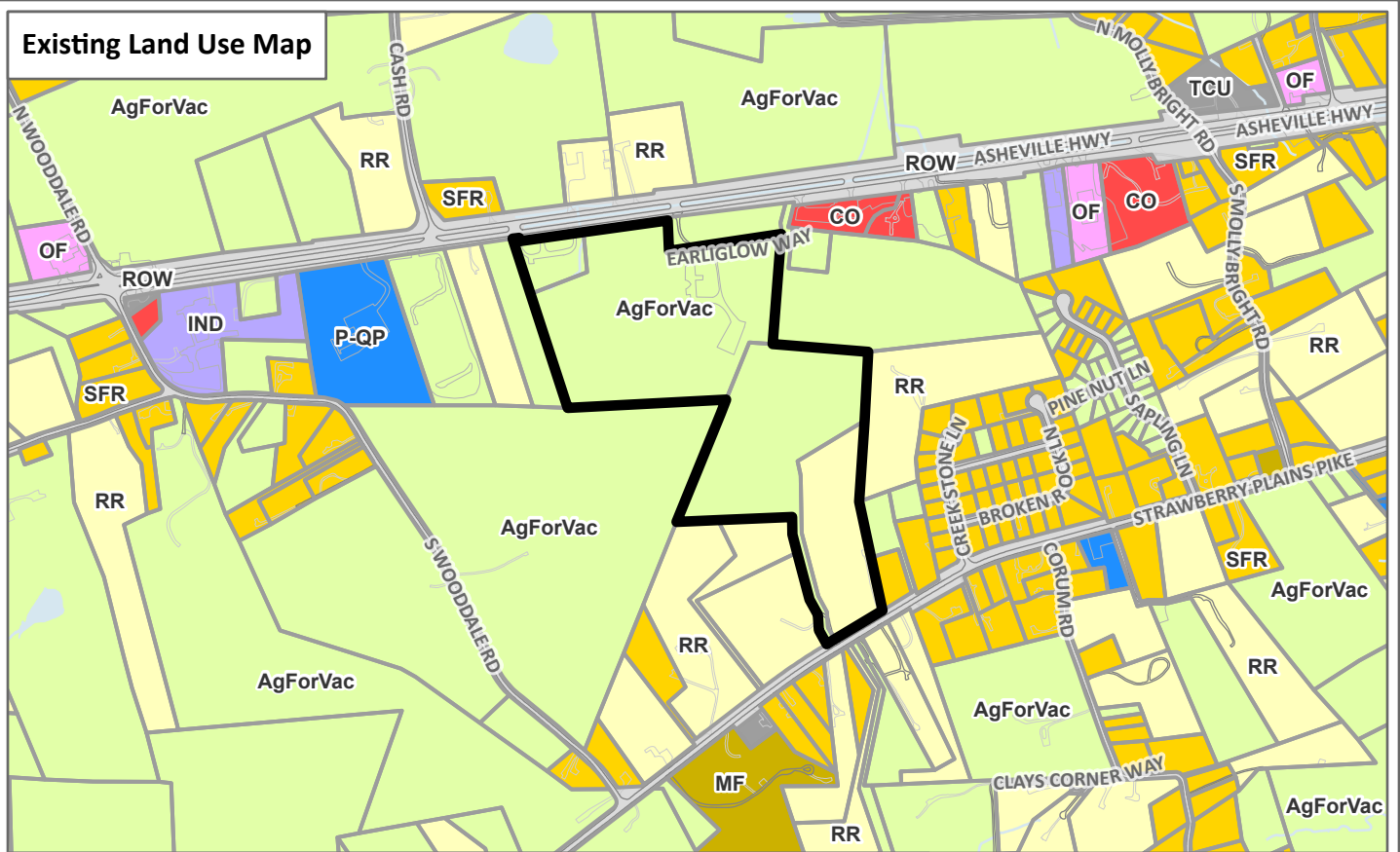
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Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

6-S-24-RZ

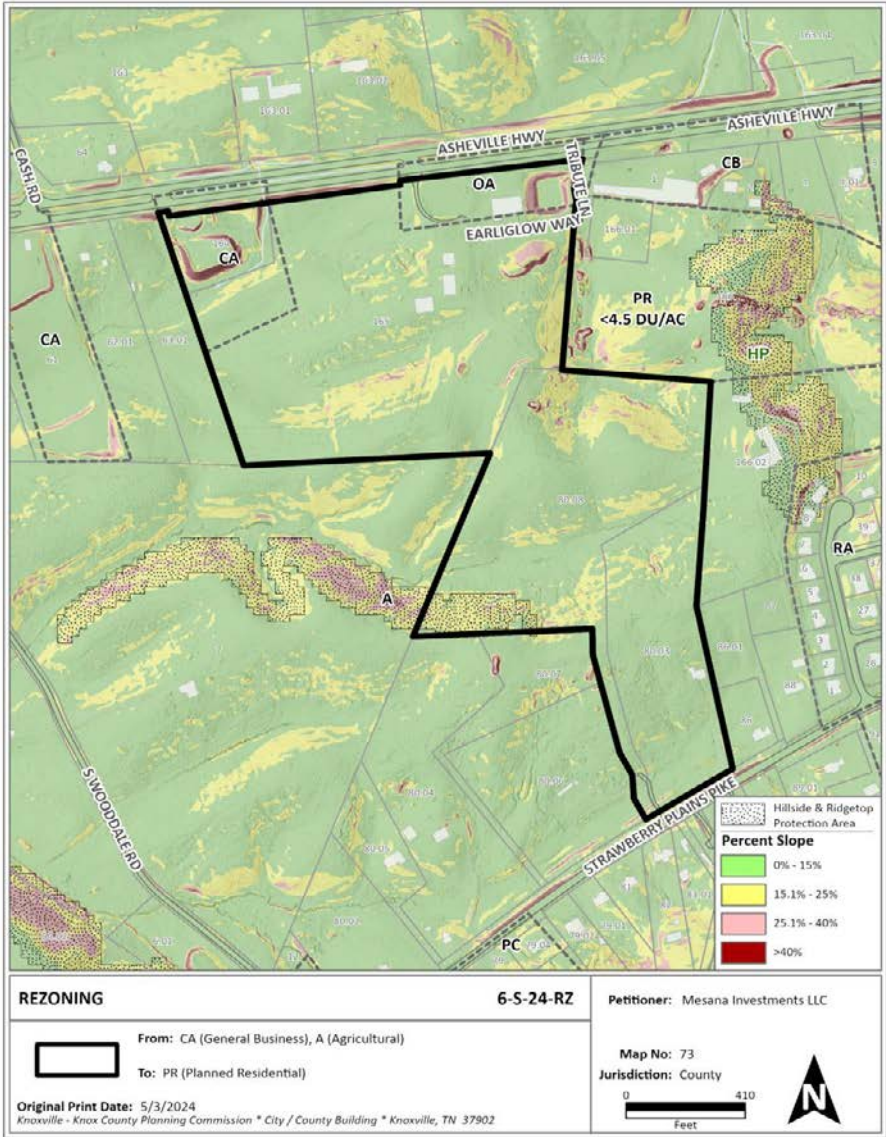


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	49.2		
Non-Hillside	48.1	N/A	
0-15% Slope	0.1	100%	0.14
15-25% Slope	0.9	50%	0.43
25-40% Slope	0.1	20%	0.01
Greater than 40% Slope	0.0	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	1.1	Recommended disturbance budget within HP Area (acres)	0.59
		Percent of HP Area	54.6%

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	48.1	5.00	240.5
0-15% Slope	0.1	5.00	0.7
15-25% Slope	0.9	2.00	1.7
25-40% Slope	0.1	0.50	0.0
Greater than 40% Slope	0.0	0.20	0.0
Ridgetops		3.00	0.0
Subtotal: Sloped Land	1.1		2.5
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	49.2	4.94	243.0
Proposed Density (Applicant)	49.2	5.00	245.9





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

4/29/2024

6/13/2024

6-S-24-RZ

Date Filed

Meeting Date (if applicable)

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

Barry Vaulton

7008 Asheville Hwy

Owner Name (if different)

Owner Address

Owner Phone / Email

7920 ASHEVILLE HWY / 8014 ASHEVILLE HWY; 0, 8003 STRAWBERRY PLAINS PIKE

Property Address

73 08008, 08003 & 062 164 165 (part of)

49.18 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southside of Asheville Hwy, east of Cash Rd

General Location

☐ City Commission District 8 CA (General Business), A (Agricultural)

Agriculture/Forestry/Vacant Land, Rural Residential

☒ County District Zoning District

Existing Land Use

East County MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), MU-SD (Mixed Use Special D

Urban Growth Area (Outside City Limits)

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

\$3,003.00

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

4/29/2024

Applicant Signature

Please Print

Date

Phone / Email

Barry Vaulton

4/29/2024

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

Affiliation

04/23/2024

Date Filed

06/13/2024

Meeting Date (if applicable)

File Number(s)

6-S-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

Drew StatenMesana Investments LLC

Name

Company

PO Box 1135KnoxvilleTN37939

Address

City

State

ZIP

865-806-8008

Phone

swd444@gmail.com

Email

CURRENT PROPERTY INFOBarry Vaulton7008 Asheville Highway Knoxville TN 37924

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7920, 8014 Asheville Hwy & 8003, 0 Strawberry Plains Pike062 164, 062 165, 073 08008, 073 8003

Property Address

Parcel ID

Exclude OA Portion please refer the picture below.

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

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

0802

\$3,003.00

Total

Fee 2

\$3,003.00

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
04/23/24 3:31 PM EDT
36JX-MMNP-PDWY-ZRKI

Scott W. Davis

04/23/2024

Applicant Signature

Please Print

Date

865-806-8008

swd444@gmail.com

Phone Number

Email

Barry Vaulton

dotloop verified
04/24/24 3:04 PM EDT
GWOT-RWTD-OULF-NTBF

Barry Vaulton

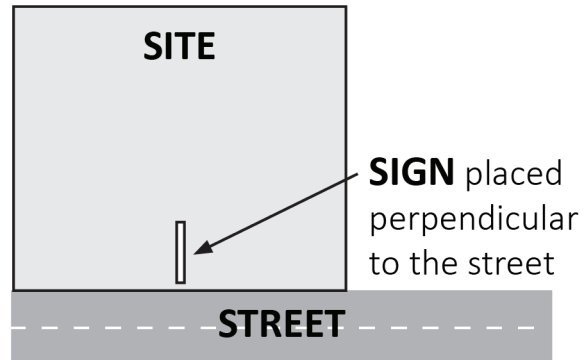
04/29/2024, SG

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:

_____ **05/31/2024** _____ and _____ **06/14/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments LLC

Date: 04/29/2024

File Number: 6-S-24-RZ



Sign posted by Staff



Sign posted by Applicant