

REZONING REPORT

▶ **FILE #:** 3-D-24-RZ

AGENDA ITEM #: 10

AGENDA DATE: 3/7/2024

▶ **APPLICANT:** MESANA INVESTMENTS LLC

OWNER(S): William F. Bell Jr.

TAX ID NUMBER: 61 057

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 616 N WOODDALE RD

▶ **LOCATION:** N Wooddale Rd north of N Ruggles Ferry Pike

▶ **APPX. SIZE OF TRACT:** 23.09 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via N Wooddale Rd, a local street with an 18 ft pavement width within a 43 ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking East Creek, Holston-French Broad

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

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

▶ **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: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - A (Agricultural)

South: Single family residential - A (Agricultural)

East: Public/quasi public land - A (Agricultural)

West: Single family residential, rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is less than a mile from Asheville Hwy. The area to the south toward Asheville Hwy has some large and medium sized single family subdivisions. The area north and east remains fairly rural.

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, subject to 1 condition.**

1. The rear of the parcel with slopes of 25% or greater at approximately beyond the 960-contour line shall be left undisturbed.

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 1993, there has been some A to RA and PR rezonings at densities of 1-7 du/ac in the area. The general trend in the immediate vicinity consists of small and medium sized-lot, single family detached residential neighborhoods.
2. This property is located approximately 1.5 miles north of Asheville Hwy a major commercial corridor for the community. Agriculture to commercial rezonings along Ashville Highway have been occurring since 1994.

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 property has some Hillside Protection Area and a TVA line easement running through the middle of it. The flexibility of the PR zone makes it an appropriate zone to consider.
2. At the requested density of 5 du/ac, this property could accommodate up to 115 dwellings. At the recommended density of 3 du/ac a maximum of 69 units could be built, which is more in line with the surrounding development.
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. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential 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. Considering the steep slopes, staff recommends approving the PR zone at 3 du/ac on the condition that the area along the rear of the property line beyond the 960-ft contour line with slopes of 25% or higher be left undisturbed (see Exhibit B. This condition is supported by the following development policies of the General Plan: 1) Rigorously enforce zoning regulations and conditions of approval to maintain public confidence in the planned development process (10.4), and 2) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat (9.2).
2. This property has steep slopes within the Hillside Protection Area that runs through the rear of the property. The Hillside Protection area includes 4 acres on this 23.1-acre site. The recommended density according to the Hillside & Ridgetop Protection Plan is 4.34 du/ac.
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 LDR land use classification in the East County Sector Plan, which allows consideration of up to 5 du/ac in the County's Planned Growth Area.
2. The East County Community plan includes this property in the plan's rural area (pg. 34). This designation is different from the Rural Area designation in the Growth Policy Plan. The East County Community Plan defines its rural areas as "areas appropriate for low density residential development, and open space and agriculture land uses" (p. 32). The preferred development pattern of rural/agricultural areas is described as "mostly farms and large residential parcels along country roads. These are lower density neighborhoods with some limited commercial activities (such as a corner grocery store, auto repair shop, or dry cleaner)" (p. 33). Densities at 3 du/ac are generally considered low-density residential land use.
3. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.
4. This property abuts single family subdivisions along Woodale Road and N Ruggles Ferry Pike. 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, the intent of which is to complement natural land forms when grading and minimize grading on steep slopes and within floodways.

ESTIMATED TRAFFIC IMPACT: 1175 (average daily vehicle trips)

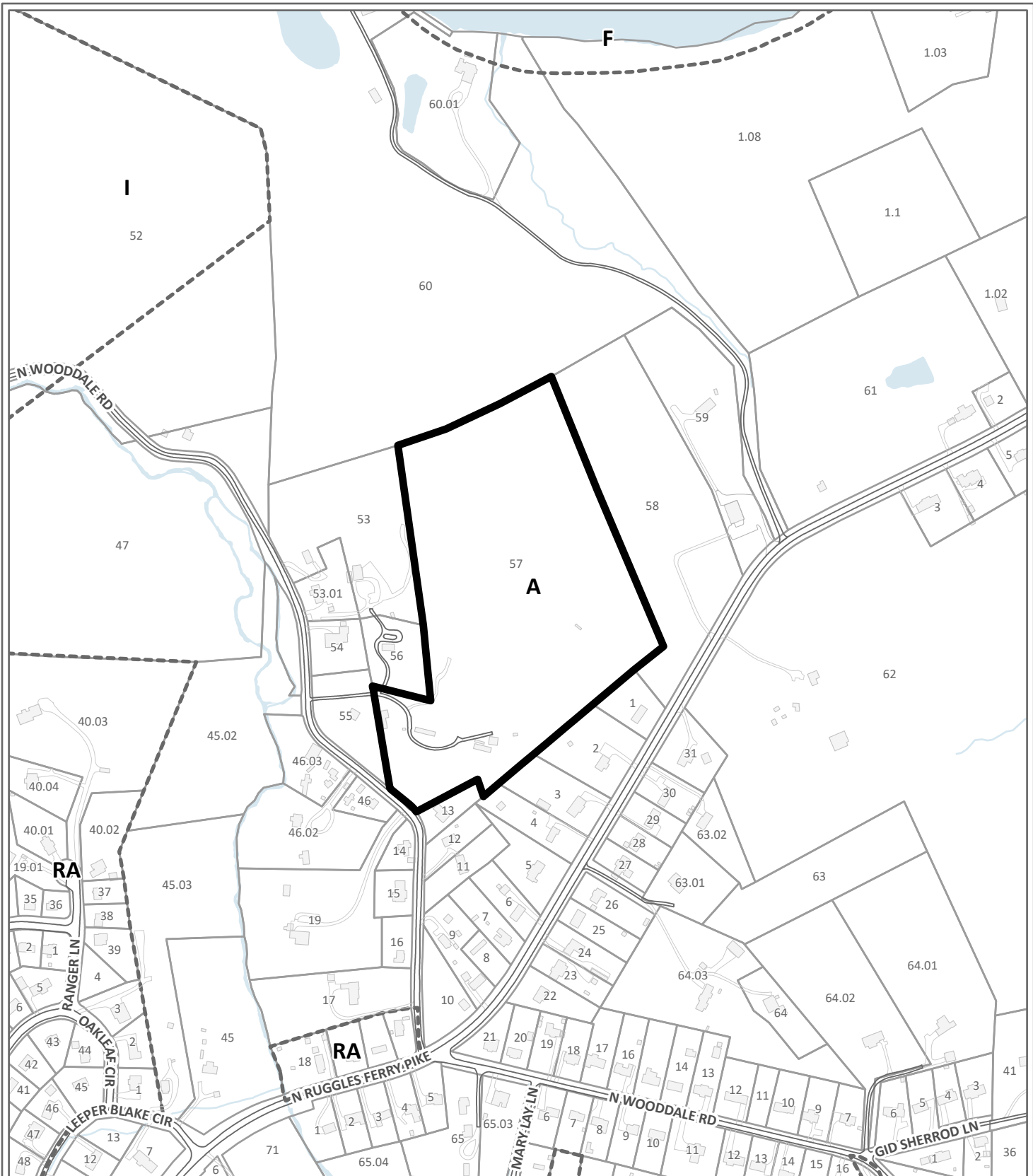
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 26 (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 4/22/2024. 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

3-D-24-RZ

Petitioner: Scott Davis



From: A (Agricultural)
To: PR (Planned Residential)

Map No: 61
Jurisdiction: County

Original Print Date: 2/2/2024
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

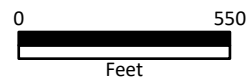
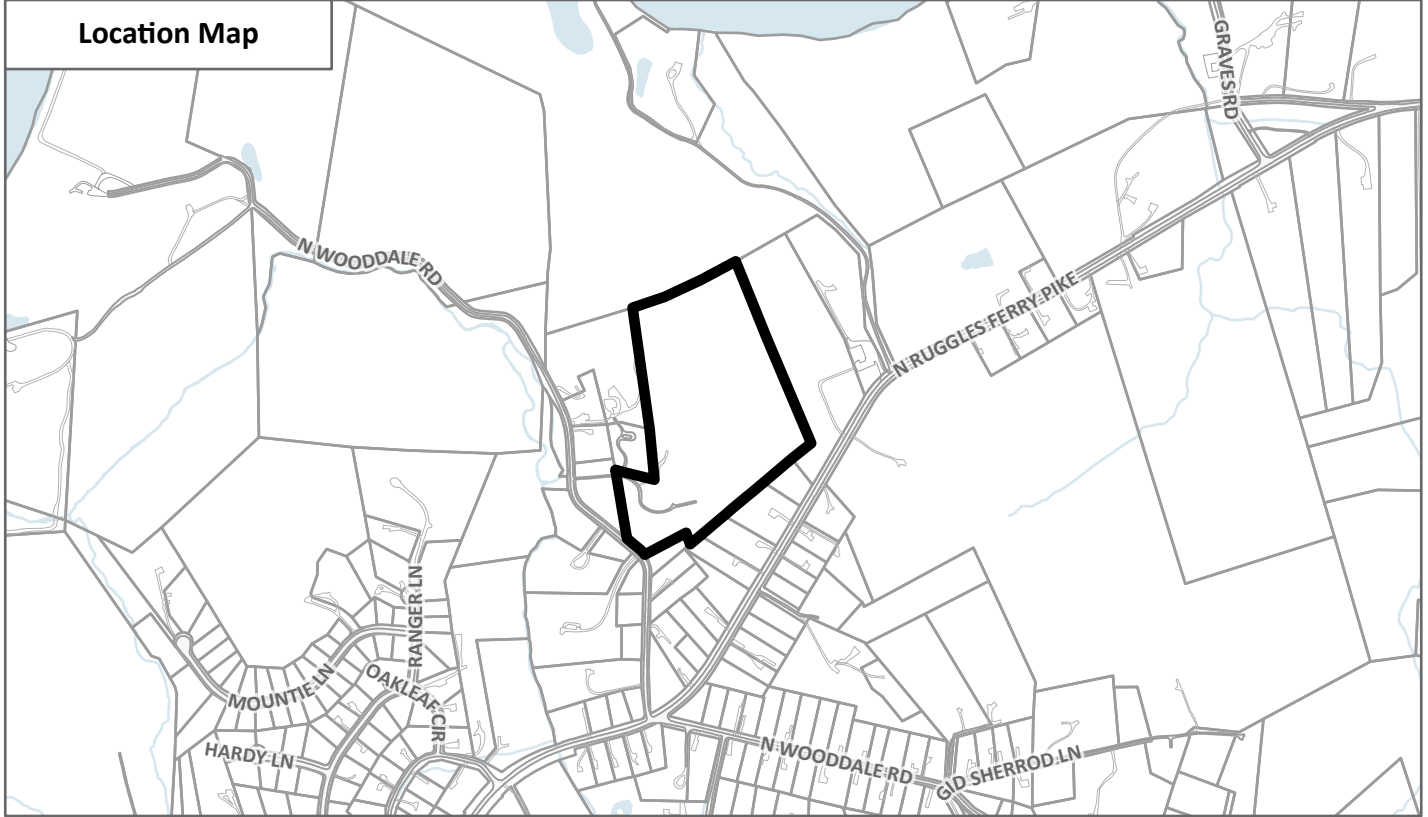
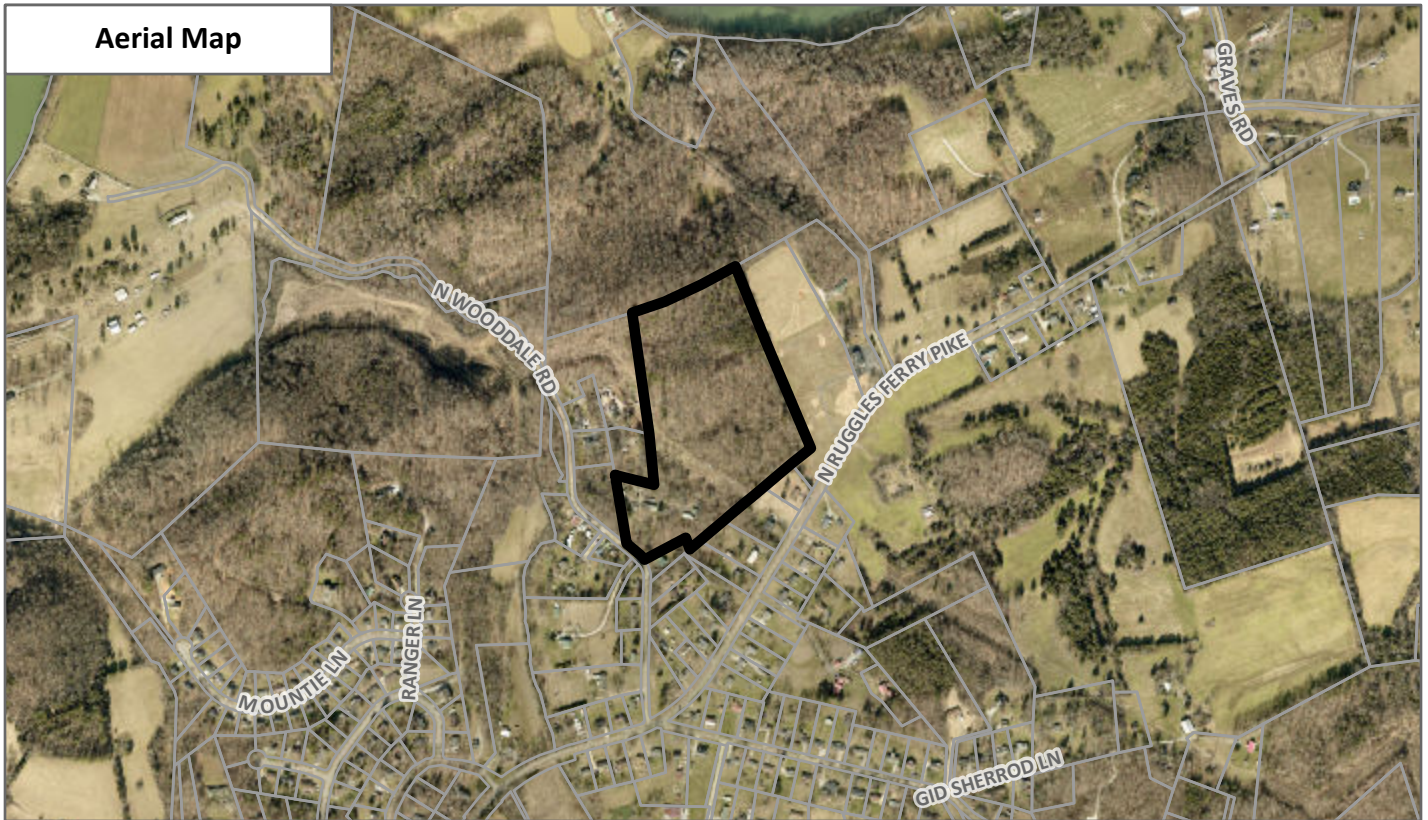


Exhibit A. Contextual Images

Location Map



Aerial Map

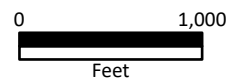


CONTEXTUAL MAPS 1

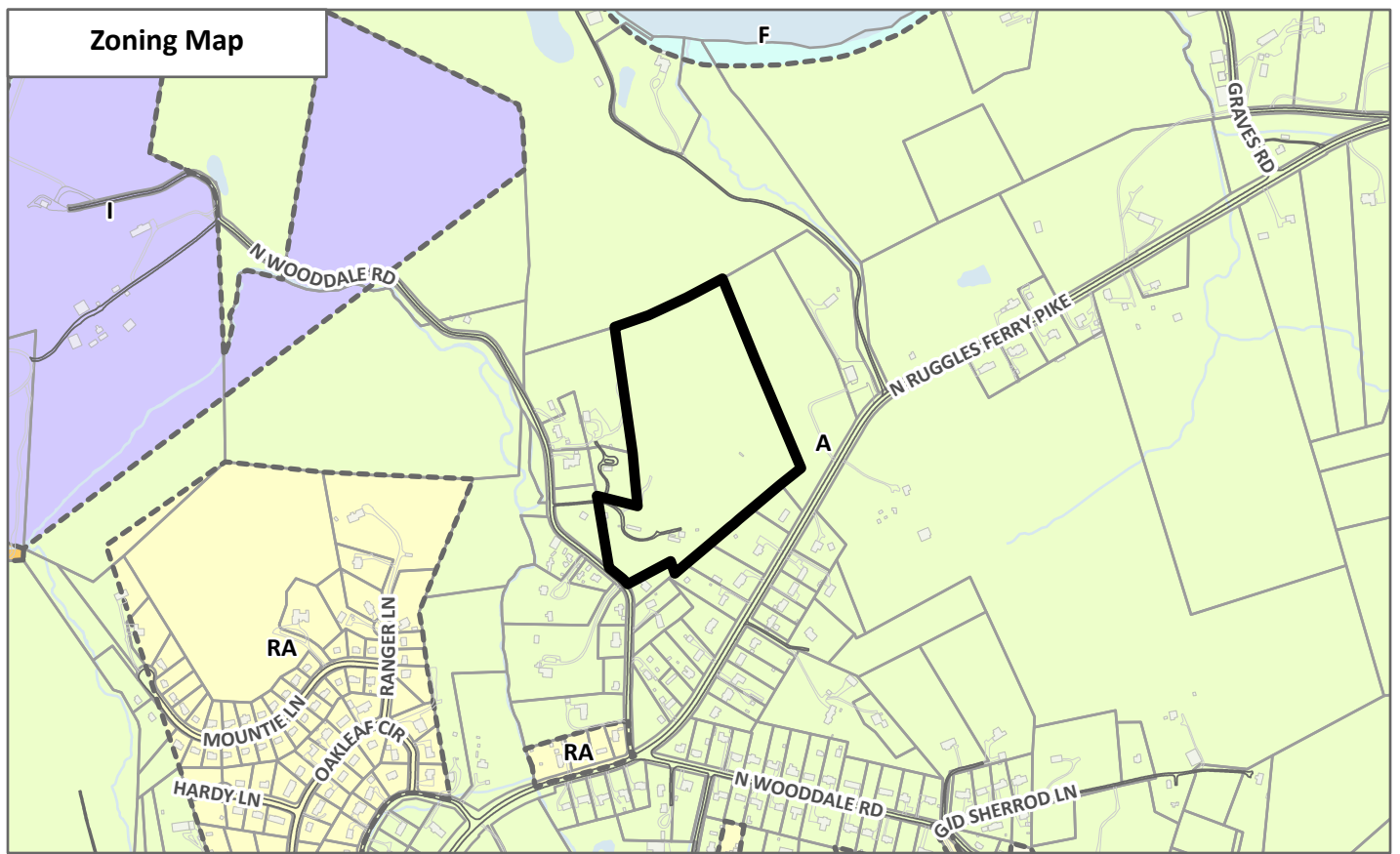
3-D-24-RZ



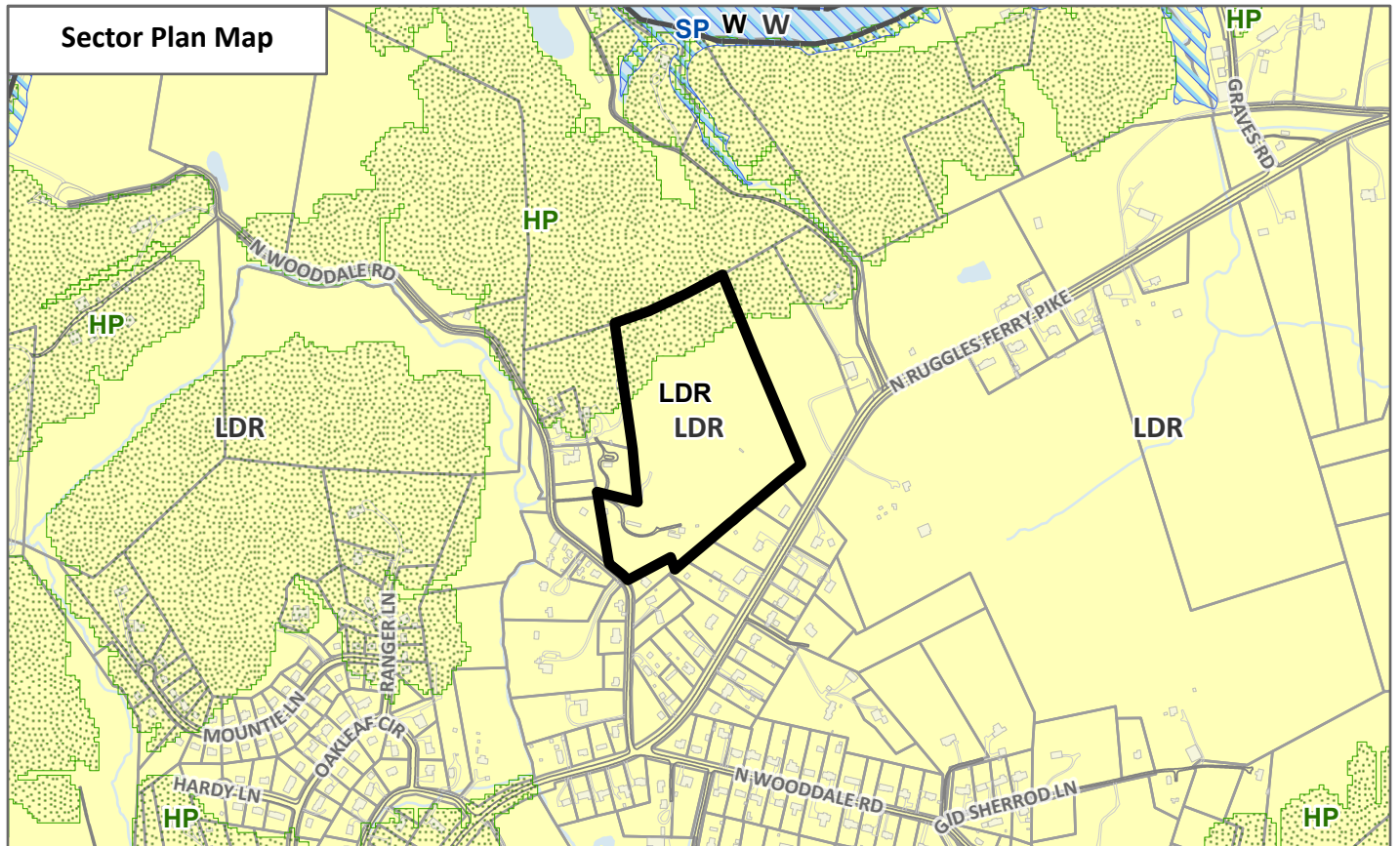
Case boundary



Zoning Map



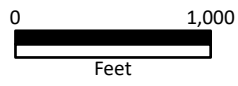
Sector Plan Map



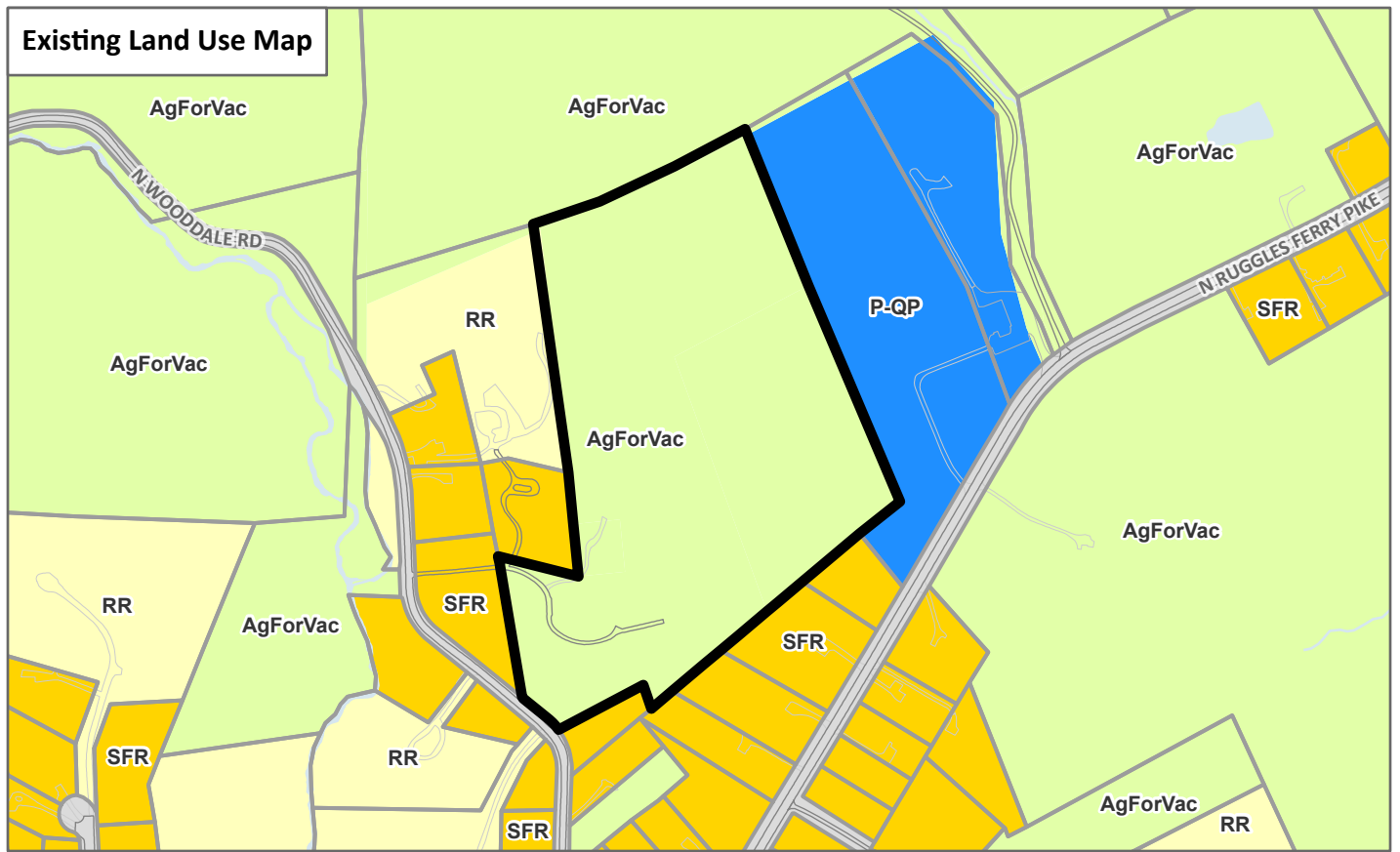
CONTEXTUAL MAPS 2

3-D-24-RZ

 Case boundary



Existing Land Use Map

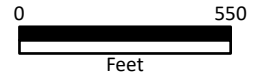


CONTEXTUAL MAPS 3

3-D-24-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	23.1		
Non-Hillside	18.7	N/A	
0-15% Slope	0.4	100%	0.4
15-25% Slope	2.1	50%	1.0
25-40% Slope	1.9	20%	0.4
Greater than 40% Slope	0.0	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	4.4	Recommended disturbance budget within HP Area (acres)	1.8
		Percent of HP Area	41.4%

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	18.7	5.00	93.5
0-15% Slope	0.4	4.00	1.6
15-25% Slope	2.1	2.00	4.1
25-40% Slope	1.9	0.50	0.9
Greater than 40% Slope	0.0	0.20	0.0
Ridgetops	0.0	3.00	0.0
Subtotal: Sloped Land	4.4		6.7
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	23.1	4.34	100.2
Proposed Density (Applicant)	23.1	5.00	115.5

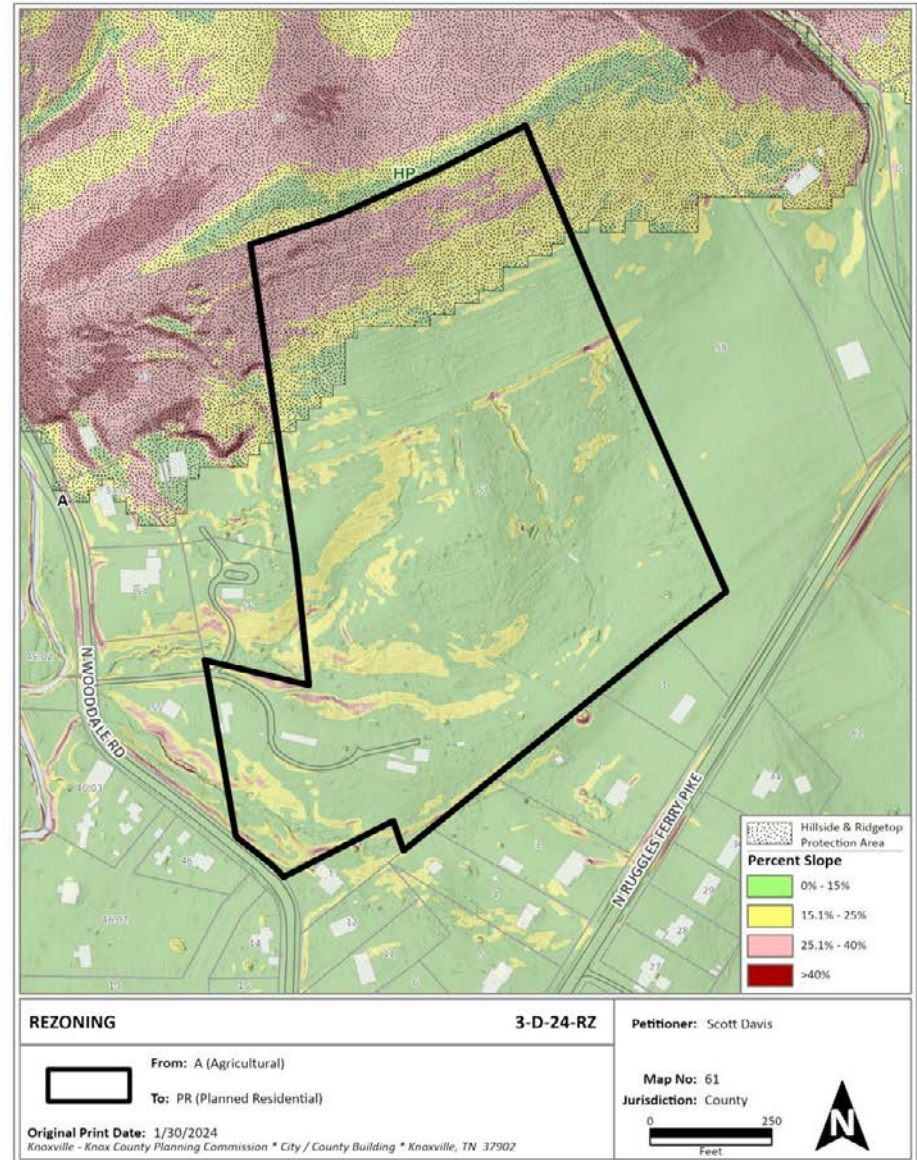
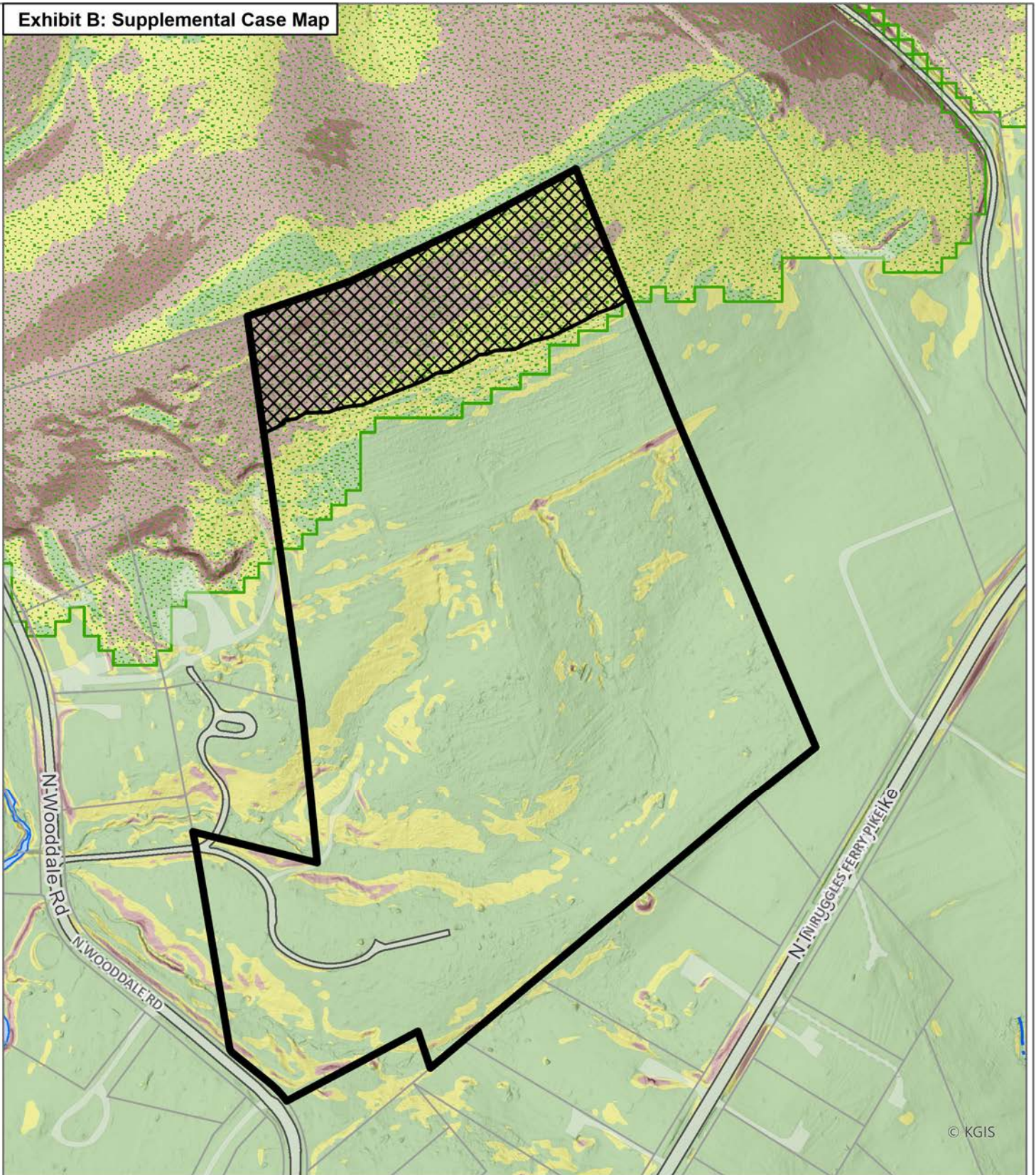


Exhibit B: Supplemental Case Map



REZONING

3-D-24-RZ

Petitioner: Mesana Investments LLC



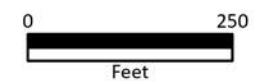
Case boundary



No disturbance at approximately the 960-contour line or beyond

Map No: 61

Jurisdiction: County



Original Print Date: 3/5/2024

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



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

1/23/2024

Date Filed

3/7/2024

Meeting Date (if applicable)

3-D-24-RZ

File Number(s)

CORRESPONDENCE

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

Drew Staren Mesana Investments LLC

Name / Company

PO Box 11315 Knoxville TN 37939

Address

865-806-8008 / swd444@gmail.com

Phone / Email

CURRENT PROPERTY INFO

William F. Bell Jr.

Owner Name (if different)

610 N Wooddale Rd Knoxville TN 37924

Owner Address

865-454-6565

Owner Phone / Email

616 N WOODDALE RD

Property Address

61 057

Parcel ID

Part of Parcel (Y/N)?

23.09 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

N Wooddale Rd just north of N Ruggles Ferry Pike

General Location

City

Commission District 8

A (Agricultural)

Agriculture/forestry/vacant land

County District

Zoning District

Existing Land Use

East County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

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	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change PR (Planned Residential)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> 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	Total
\$1,804.50	
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.

Applicant Signature: _____ Please Print: **Mesana Investments LLC** Date: **1/23/2024**

Phone / Email: _____

Property Owner Signature: _____ Please Print: **William F. Bell Jr.** Date: **1/23/2024**



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Scott Davis	PO Box 11315 Knoxville, TN 37939	

1) Download and fill out this form at your convenience.
2) Sign the application digitally (or print, sign, and scan).

3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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
~~Scott Davis~~

Mesana Investments LLC

Applicant Name

Affiliation

1/22/24
Date Filed

3/7/24
Meeting Date (if applicable)

File Number(s)
3-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

Drew Staten
Name

Mesana Investments LLC
Company

PO Box 11315
Address

Knoxville
City

TN
State

37939
ZIP

(865) 506-8008
Phone

swd444@gmail.com
Email

CURRENT PROPERTY INFO

William F Bell Jr
Property Owner Name (if different)

610 N Wooddale Rd 37924
Property Owner Address

(865) 454-6565
Property Owner Phone

616 N Wooddale Rd
Property Address

061 057
Parcel ID

KUB
Sewer Provider

KUB
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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

- Unit / Phase Number _____
- Combine Parcels
- Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning A to PR

Plan Amendment Change

Proposed Plan Designation(s) S DU

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

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
Applicant Signature

SCOTT DAVIS
Please Print

1/22/24
Date

(865) 806-8008
Phone Number

swd444@gmail.com
Email

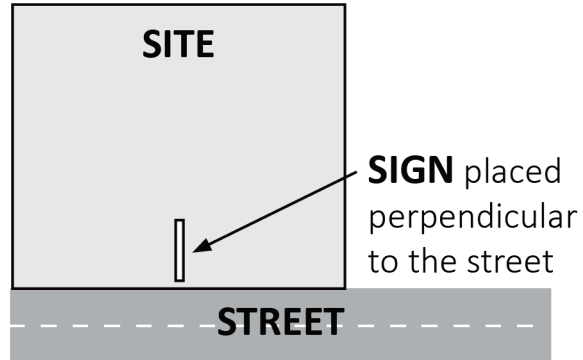
01/23/2024, SG

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:

_____ 02/23/2024 _____ and _____ 03/08/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Scott Davis

Date: 01/22/2024

File Number: 3-D-24-RZ

- Sign posted by Staff
- Sign posted by Applicant