

REZONING REPORT

▶ **FILE #:** 5-J-24-RZ

AGENDA ITEM #: 16

AGENDA DATE: 5/9/2024

▶ **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): Frances Parker

TAX ID NUMBER: 20 12001, 12002

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7740 COOPER MEADOWS LN (0 Cooper Meadows Ln)

▶ **LOCATION:** Northwest of east Emory Rd, east of Brackett Rd

▶ **APPX. SIZE OF TRACT:** 5.38 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cooper Meadows Ln, a local street with 26 ft of pavement width within a 50 ft of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Single Family Residential, Agriculture/Forestry/Vacant Land

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: No, but the PR zone with up to 4 du/ac abuts this property to the south and west.

HISTORY OF ZONING: None noted.

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

South: Single family residential - PR (Planned Residential) up to 4 du/ac

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

West: Single family residential - PR (Planned Residential) up to 4 du/ac

NEIGHBORHOOD CONTEXT: The area along E Emory Rd is mostly small and medium-sized lots of single family detached residential houses and large agricultural tracts.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the sector plan and surrounding development.**

COMMENTS:

This plan was submitted prior to the adoption of the Knox County Comprehensive Land Use and Transportation Plan. The Knox County General Plan, which the sector plans were part of, was the active plan at the time of the application. Therefore, this rezoning request was reviewed under the General Plan.

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 1995, there have been some A to PR rezonings at densities ranging from up to 3-5 du/ac in the area, with the higher density of 5 du/ac on subdivisions directly off of E Emory Road and the lesser 3 and 4 du/ac on subdivisions farther back from Emory Road. The general trend along E Emory Rd consists of small and medium-sized lots of single family detached residential houses and large agricultural tracts.
2. This property is 1.5 miles from a commercial node at Tazewell Pike and E Emory Rd. Historical aerials show that within the last five years, Tazewell Pike and E Emory Road were widened at their intersection just east of this location. Both were previously two-lane roads that now consist of four lanes at their intersection, including separate right turn and protected left turn lanes.
3. Just north of E Emory Rd on Tazewell Pike is Gibbs Middle School, which was constructed in 2018. It is located between Gibbs Elementary and Gibbs High Schools.

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 26 dwellings. At the recommended density of 4 du/ac, a maximum of 21 units could be built. The subject property's access is from Cooper Meadows Lane, a public road in the existing Cooper Meadows development zoned PR up to 4 du/ac. Therefore, staff is recommending a density of 4 du/ac to be compatible with the existing development with which it will share a road.
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.

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. 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.
2. E Emory Rd is a major arterial street, which provides major movement within an area and not require traffic through residential streets other than the adjacent subdivision, Cooper Meadows.

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 4 du/ac is consistent with the Low Density Residential land use classification, which allows consideration of up to 5 du/ac in the County's Planned Growth Area.
2. This property abuts the single family subdivision Cooper Meadows. Residential development at the proposed density is consistent with the General Plan's Policy 9.3, the intent of which is ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. Additionally, this property is within 1.5 miles of Gibbs schools making the development consistent with the General Plan Policy 4.1, use schools and parks as foundations in planning neighborhoods and communities.

ADDITIONAL CONSIDERATIONS:

1. While the Sector Plan was the active plan at the time of the request, the Knox County Comprehensive Plan became effective on April 26th. This property has the Suburban Residential (SR) place type, which allows consideration of the PR zone with a density of up to 4 du/ac.

ESTIMATED TRAFFIC IMPACT: 292 (average daily vehicle trips)

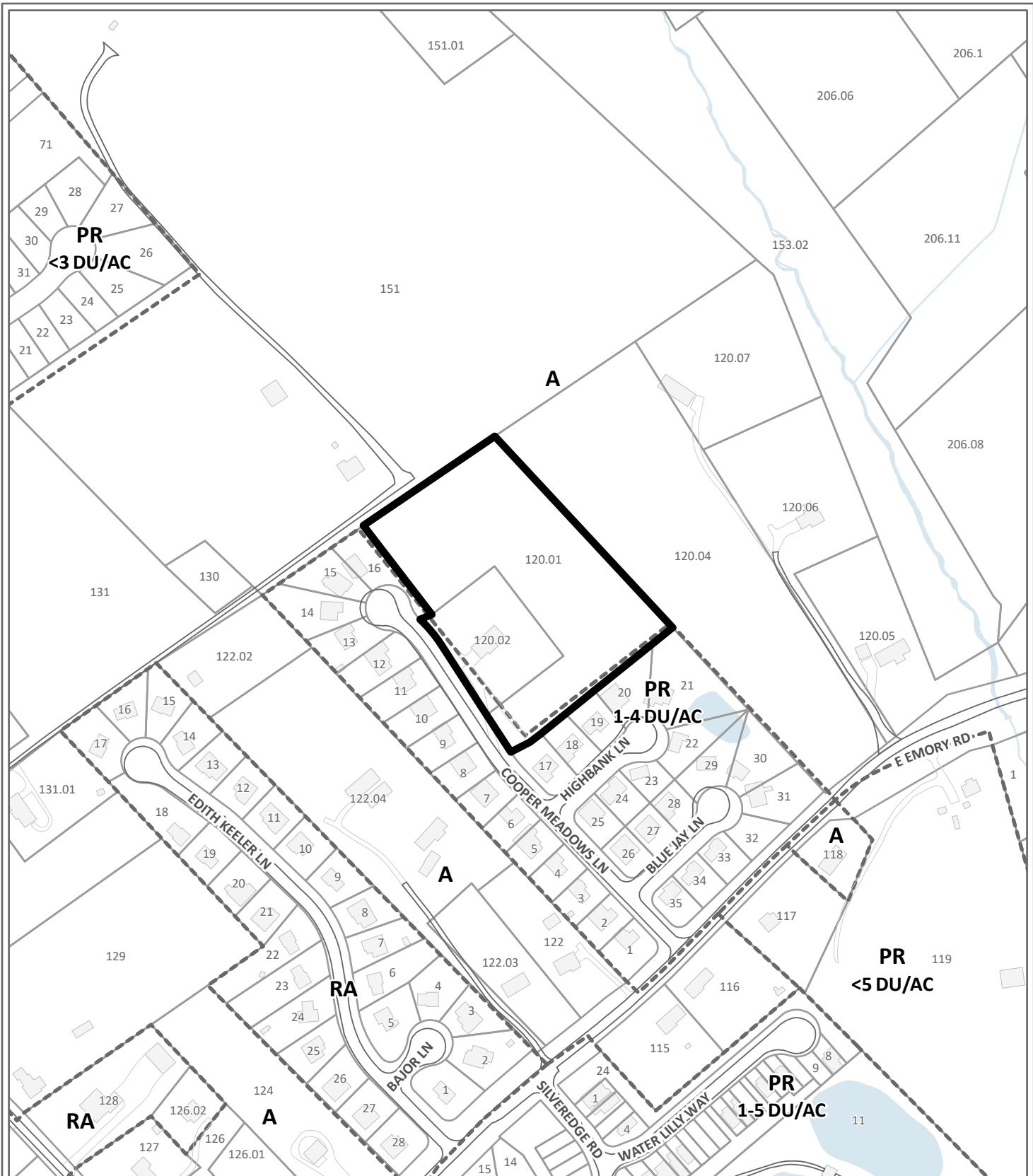
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 11 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs 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 6/24/2024. 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

5-J-24-RZ

Petitioner: Mesana Investments, LLC



From: A (Agricultural)

To: PR (Planned Residential)

Map No: 20

Jurisdiction: County

Original Print Date: 4/2/2024

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

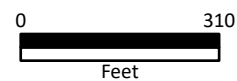
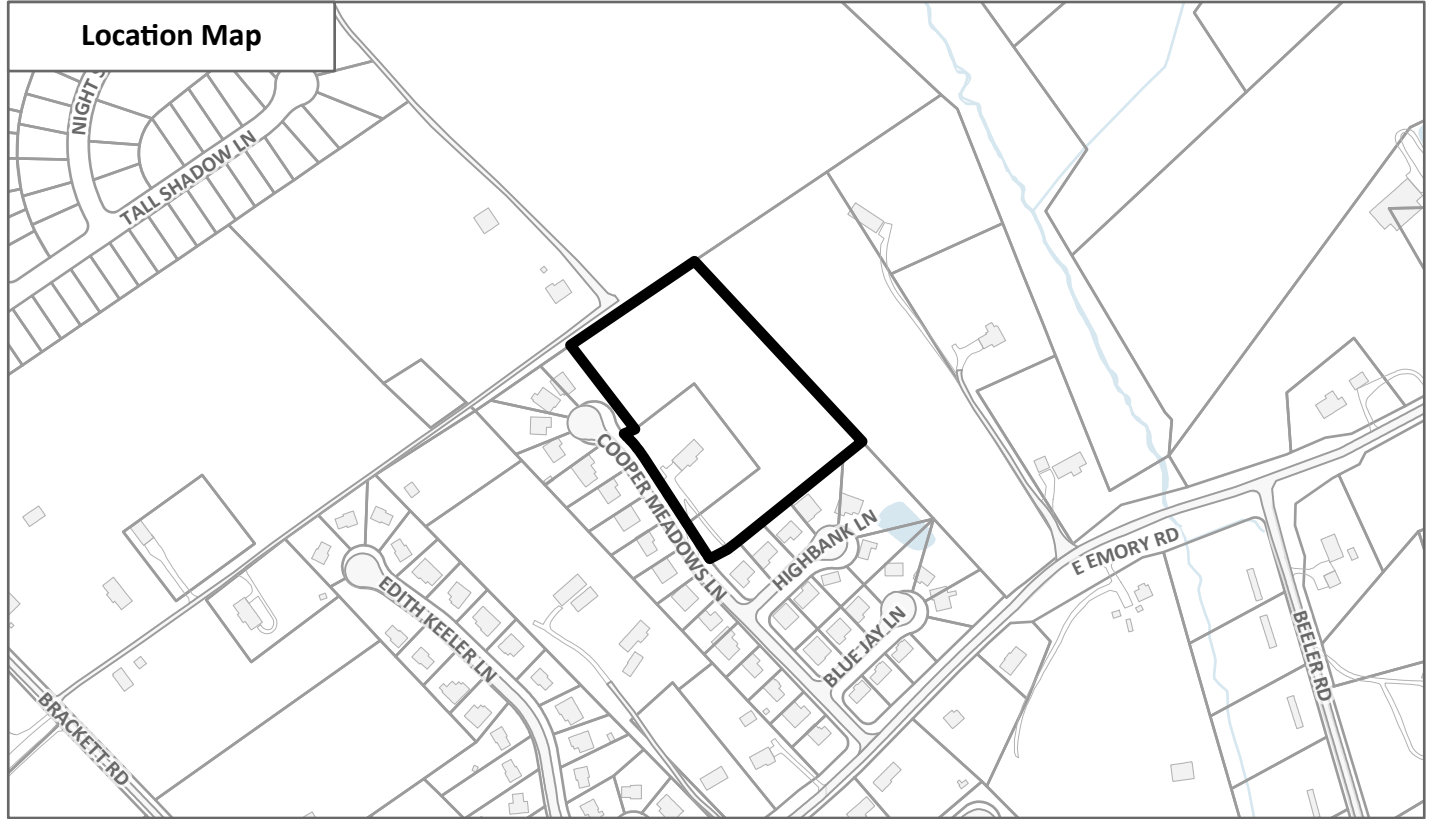


Exhibit A. Contextual Images

Location Map



Aerial Map

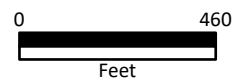


CONTEXTUAL MAPS 1

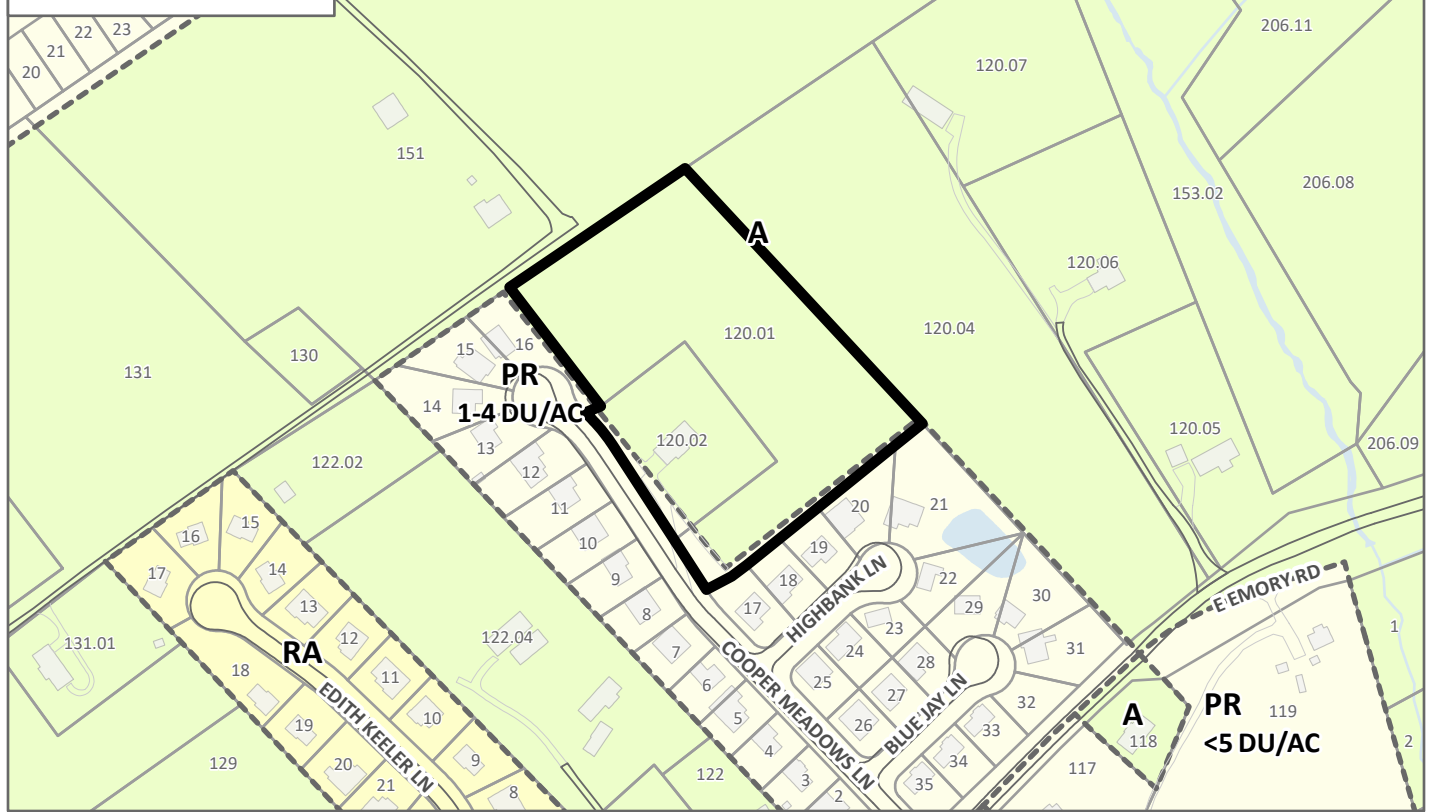
5-J-24-RZ



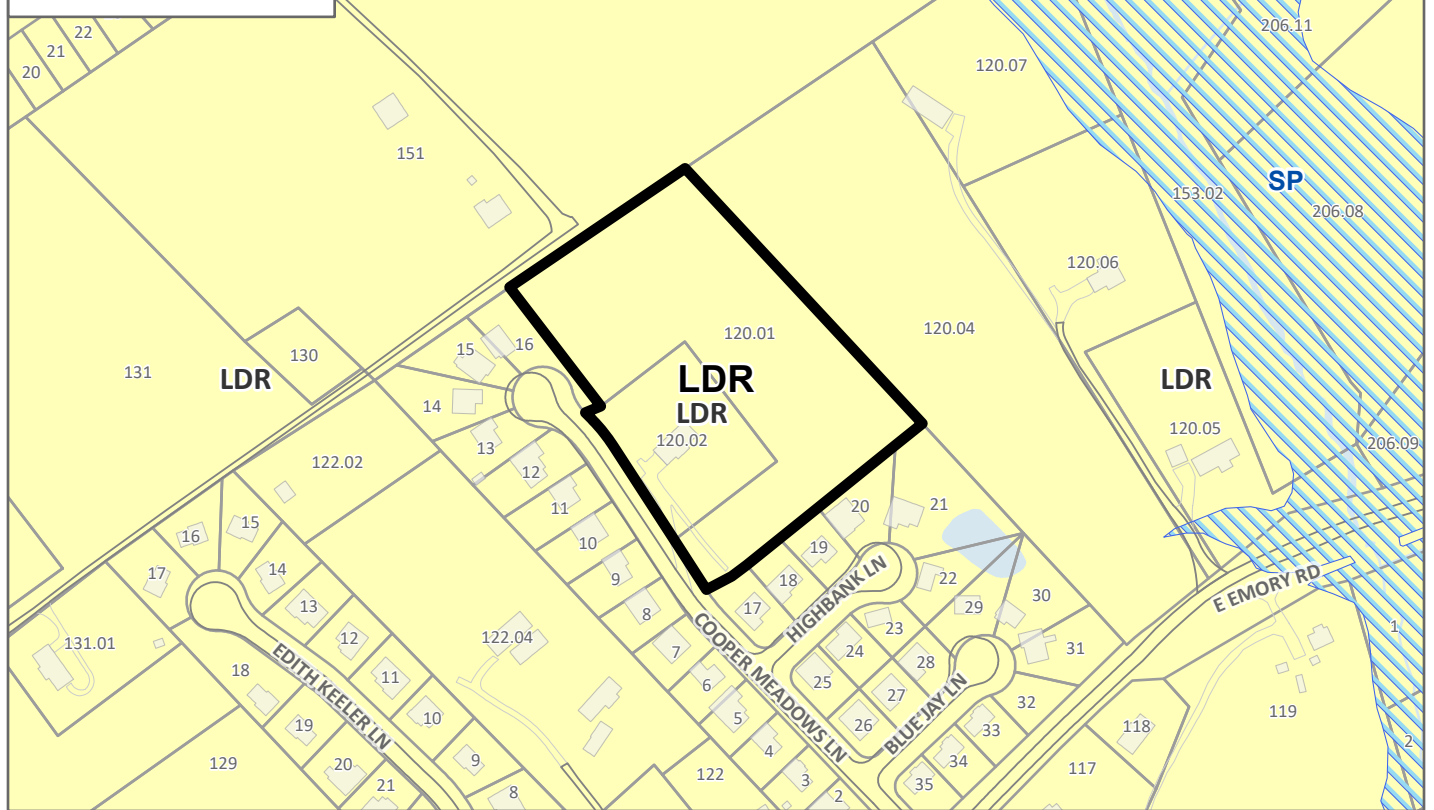
Case boundary



Zoning Map



Sector Plan Map

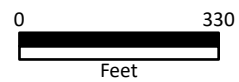


CONTEXTUAL MAPS 2

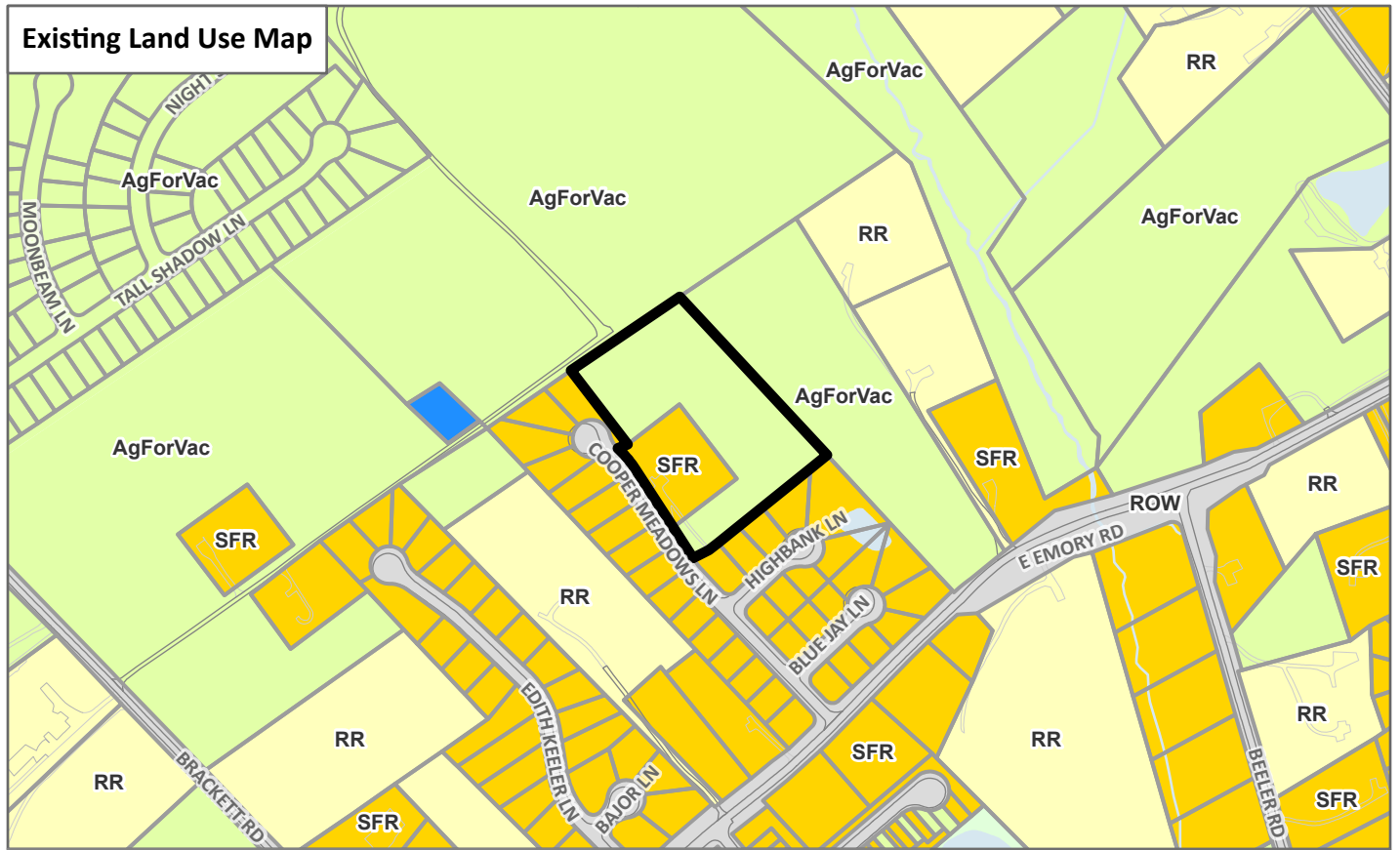
5-J-24-RZ



Case boundary



Existing Land Use Map

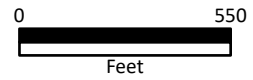


CONTEXTUAL MAPS 3

5-J-24-RZ



Case boundary





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

3/25/2024

Date Filed

5/9/2024

Meeting Date (if applicable)

5-J-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

Frances Parker

Owner Name (if different)

7740 Cooper Meadows Ln Knoxville TN 37918

Owner Address

865-279-0954

Owner Phone / Email

7740 COOPER MEADOWS LN

Property Address

20 200.1,200.2

Parcel ID

Part of Parcel (Y/N)?

1.18 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest of east Emory Rd, northwest of Brackett Rd

General Location

City **Commission District 8 A (Agricultural)**

**Single Family Residential,
Agriculture/Forestry/Vacant Land**

County District Zoning District

Existing Land Use

Northeast County

Planning Sector

LDR (Low Density Residential)

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	
Total Number of Lots Created	
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
\$650.00	
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.

Applicant Signature: **Mesana Investments, LLC** Please Print **3/25/2024** Date

Phone / Email

Property Owner Signature: **Frances Parker** Please Print **3/25/2024** Date

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

Applicant Name Affiliation

3/11/24 May 9, 2024 ~~4/9/24~~ File Number(s)

Date Filed Meeting Date (if applicable)

5-J-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 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

Frances Parker 7740 Cooper Meadows LN 865-279-0954

Property Owner Name (if different) Property Owner Address Property Owner Phone

7740 Cooper Meadows LN 020 12001 & 020 12002

Property Address Parcel ID

Sewer Provider Water Provider Y

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

Frances Parker dotloop verified
03/12/24 9:43 AM EDT
P6DQ-HKAE-L858-ROVB

Zoning Change
 Proposed Zoning A to PR
 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*)

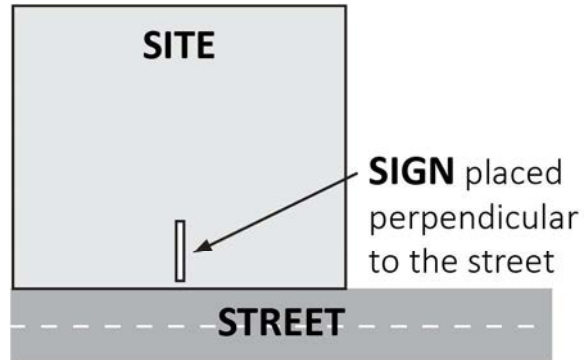
Fee 1		Total
0801	\$650.00	
Fee 2		\$650.00
Fee 3		

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

<i>Scott Davis</i> <small>dotloop verified 03/11/24 10:05 AM EDT WT4P-XTN1-Q0DJ-GMSI</small>	Scott Davis _____ Please Print	_____ Date
865-806-8008 _____ Phone Number	swd444@gmail.com _____ Email	
<i>Frances Parker</i> <small>dotloop verified 03/12/24 9:43 AM EDT YDAU-DYBJ-ENAS-6AFJ</small>	_____ Please Print	03/26/2024, SG _____ 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:

_____ 04/26/2024 _____ and _____ 05/10/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments, LLC

Date: 03/25/2024

File Number: 5-J-24-RZ

- Sign posted by Staff
- Sign posted by Applicant