

REZONING REPORT

► **FILE #:** 11-K-24-RZ

AGENDA ITEM #: 46

AGENDA DATE: 11/14/2024

► **APPLICANT:** MESANA INVESTMENTS, LLC (OPTION HOLDER)

OWNER(S): Ray & Elaine Rhodes

TAX ID NUMBER: 92 057

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 2921 BRADLEY LAKE LN

► **LOCATION:** Southeast side of Bradley Lake Ln, east of Amherst Rd

► **APPX. SIZE OF TRACT:** 19.9 acres

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

ACCESSIBILITY: Access is via Bradley Lake Lane, an unstriped local street with a 12-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board, Hallsdale-Powell U

FIRE DISTRICT: Karns Fire Department

WATERSHED: Grassy Creek

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

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

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

► **DENSITY PROPOSED:** up to 9 du/ac

EXTENSION OF ZONE: It is an extension of the PR zone, but not the density.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential) up to 4 du/ac

South: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential) up to 3 du/ac in the County, RN-2 (C) (Single Family Residential Neighborhood), former planned district, HP (Hillside Protection Overlay) in the City

East: Rural residential - A (Agricultural)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) in the City

NEIGHBORHOOD CONTEXT: This area features large parcels of forested, sloped land and single family subdivisions. There are active industrial parcels nearby to the northwest. Amherst Elementary is 1/2 mile further north, across Schaad Road.

STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone up to 6 du/ac because it is compatible with changing conditions and surrounding development, subject to 1 condition.**

1. Improving Bradley Lake Lane to current roadway standards from the access point of future development on the subject property to the entrance of the Spring Lake Farm residential subdivision.

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. The subject property is located ½ mile southeast of a newly developed portion of Schaad Road, a four-lane minor arterial street with a center median, turn lanes and sidewalks. This new road is due to be complete in Spring of 2025, and it will provide direct access to Oak Ridge Highway to the east and Middlebrook Pike to the west.
2. The area surrounding the subject property has seen a recent increase in residential development. Spring Lake Farms is a single-family subdivision still in development across Bradley Lake Lane to the north. As part of this development, Bradley Lake Lane was expanded from the entrance of the subdivision to its intersection with Amherst Road
3. To the southwest, the Oakleigh residential subdivision was completed in 2019. These adjacent transitions in land use towards residential development are consistent with the requested rezoning from the A (Agricultural) to the PR (Planned Residential) zone.

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

1. The PR zone is intended to provide optional methods of development that are responsive to environmental challenges on a site. Residential development can be concentrated in the optimal areas of a lot to preserve more ecologically sensitive or unbuildable areas.
2. Most of the subject property is in the Hillside Protection area and is part of a broader region of connected natural open space. There are approximately 8 acres of hillside that have not been previously disturbed according to historic aerial maps. These conditions support consideration of the PR zone to incentivize preservation of this natural asset in the area.

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 requested PR density of 9 du/ac exceeds the residential development that surrounds it, which is generally no greater than 4 du/ac. Staff recommends a density no greater than 6 du/ac to align with surrounding residential character and to reduce pressure to expand development into the more environmentally sensitive areas of the site.
2. Bradley Lake Lane is a 12-ft wide unstriped road in need of repaving. Condition #1 to improve and widen Bradley Lake Lane from the ingress/egress of future development on the subject property to the entrance of the Spring Lakes Farm subdivision will address traffic safety concerns with future PR development of the property.

THE 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. Rezoning to PR at the requested and recommended density is partially related to the Comprehensive Plan's SR (Suburban Residential) place type designation for this property. It meets the review criteria for partially related zones by being compatible with the current zoning of adjacent sites.
2. The PR zone at a residential intensity of 6 du/ac, with the noted condition for roadway improvement, is consistent with the Comprehensive Plan's Implementation Policies 2 and 9. Policy 2 is to ensure that development is consistent with existing community character, and Policy 9 is to coordinate infrastructure improvement with development.
3. This rezoning is consistent with the property's location in the Urban Growth Boundary of the Growth Policy Plan, which is intended to encourage a reasonably compact pattern of development, offer a wide range of housing choices and coordinate the actions of public and private sectors regarding the provision of adequate roads, utilities drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 1724 (average daily vehicle trips)

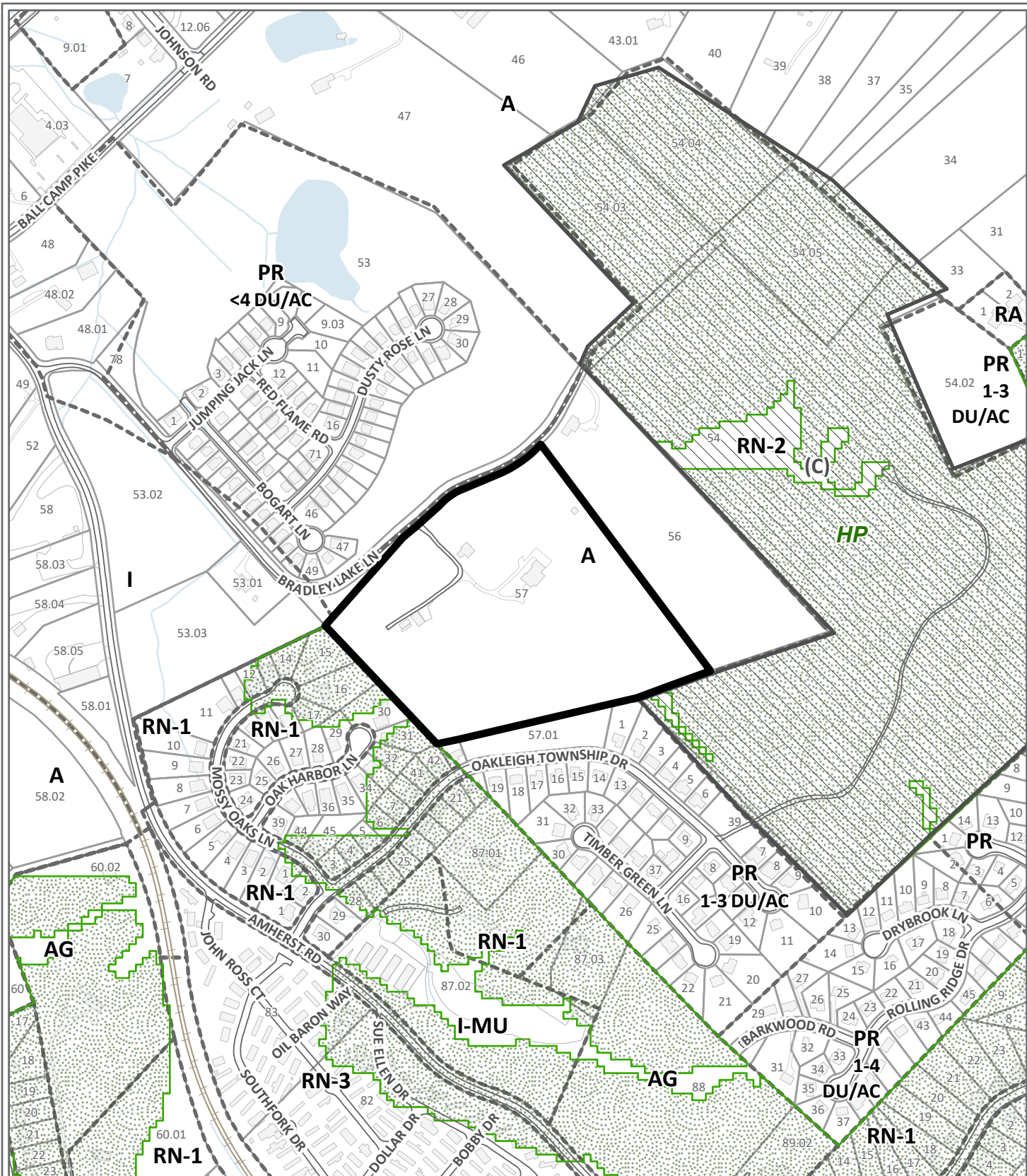
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 74 (public school children, grades K-12)

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns 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 12/9/2024. 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

11-K-24-RZ

Petitioner: Mesana Investments, LLC



From: A (Agricultural)

To: PR (Planned Residential) 9 du/ac

Original Print Date: 10/9/2024

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

Map No: 92

Jurisdiction: County

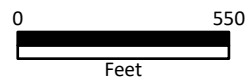
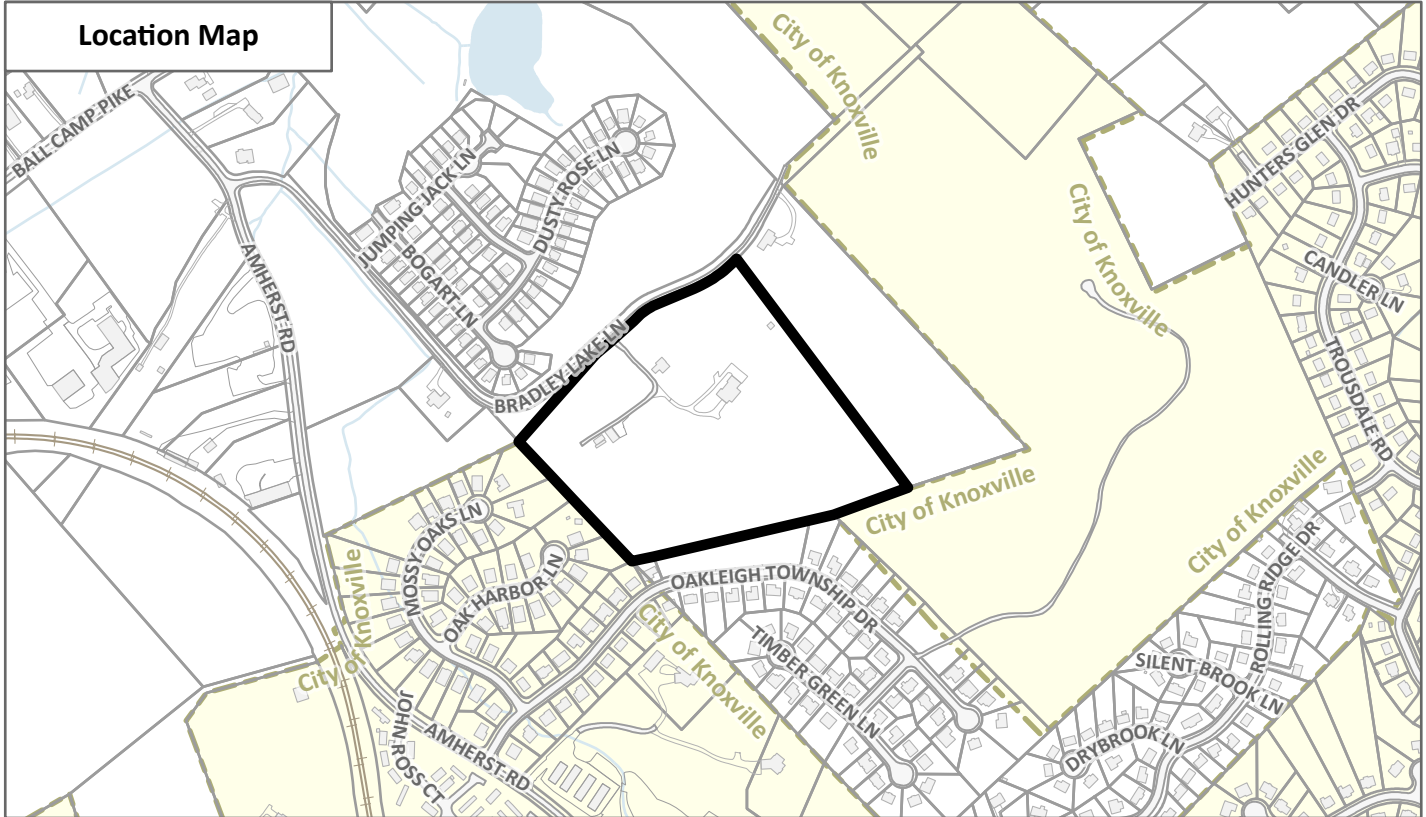


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

11-K-24-RZ

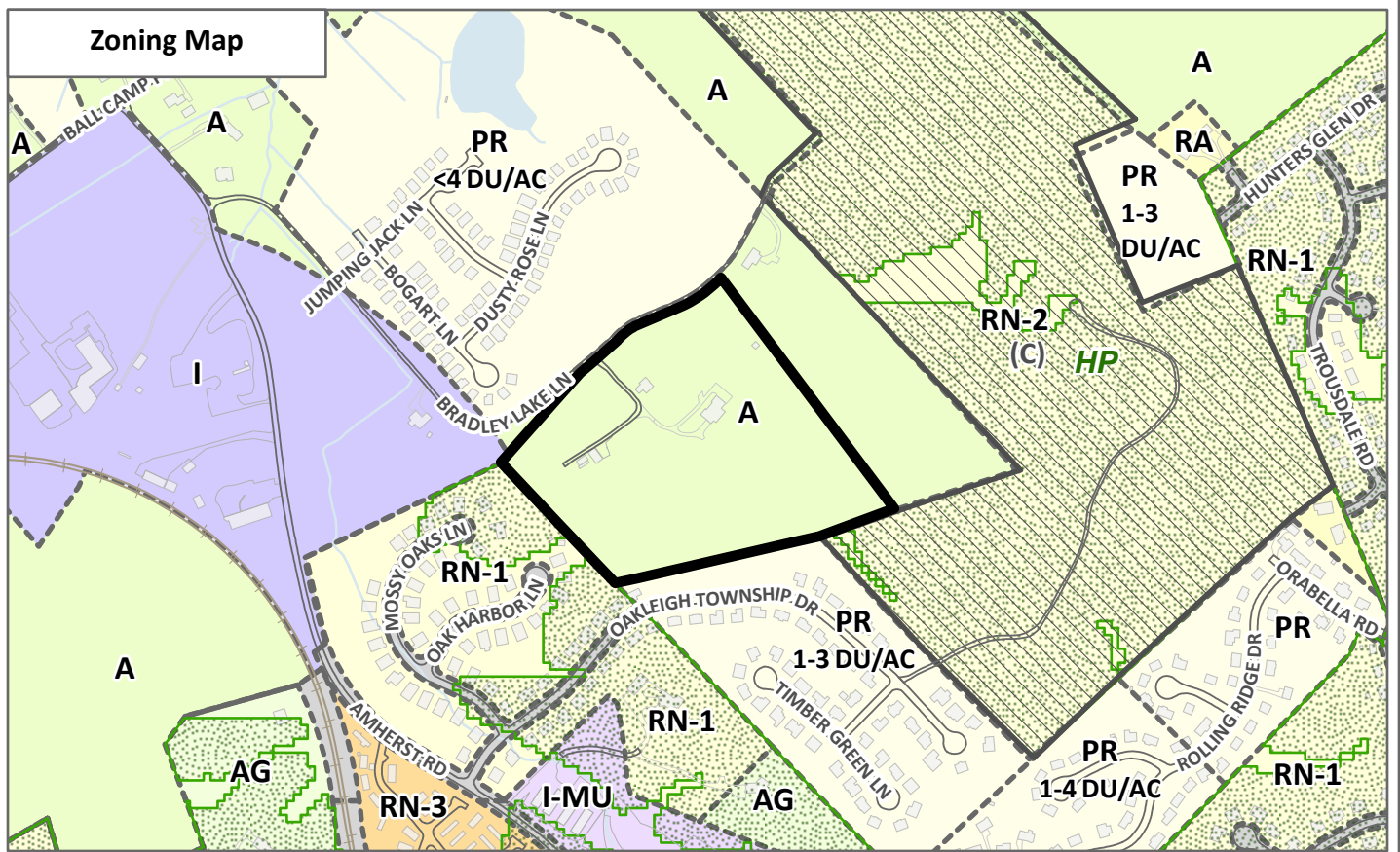


Case boundary

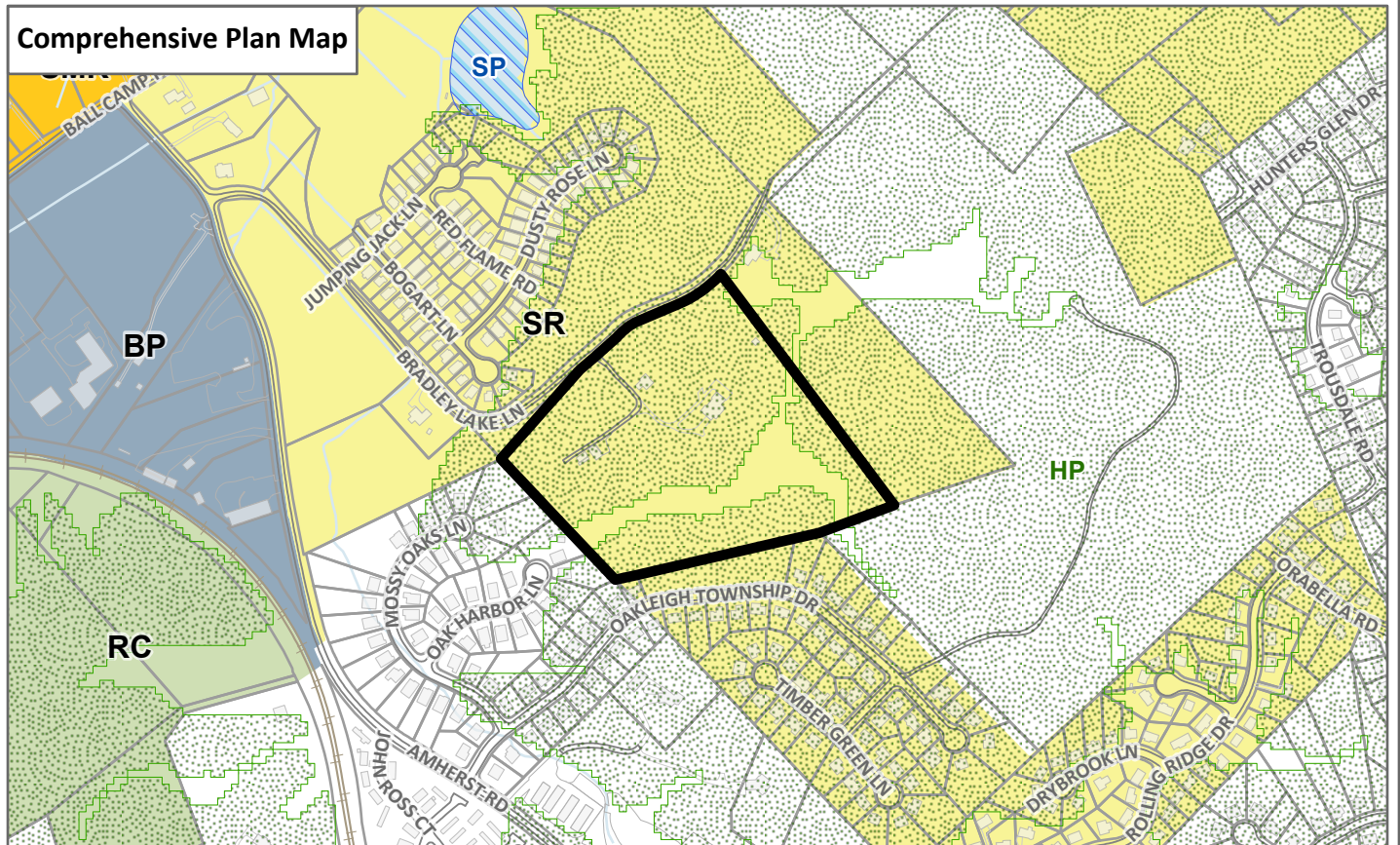
0 725
Feet



Zoning Map



Comprehensive Plan Map

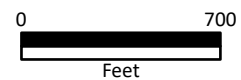


CONTEXTUAL MAPS 2

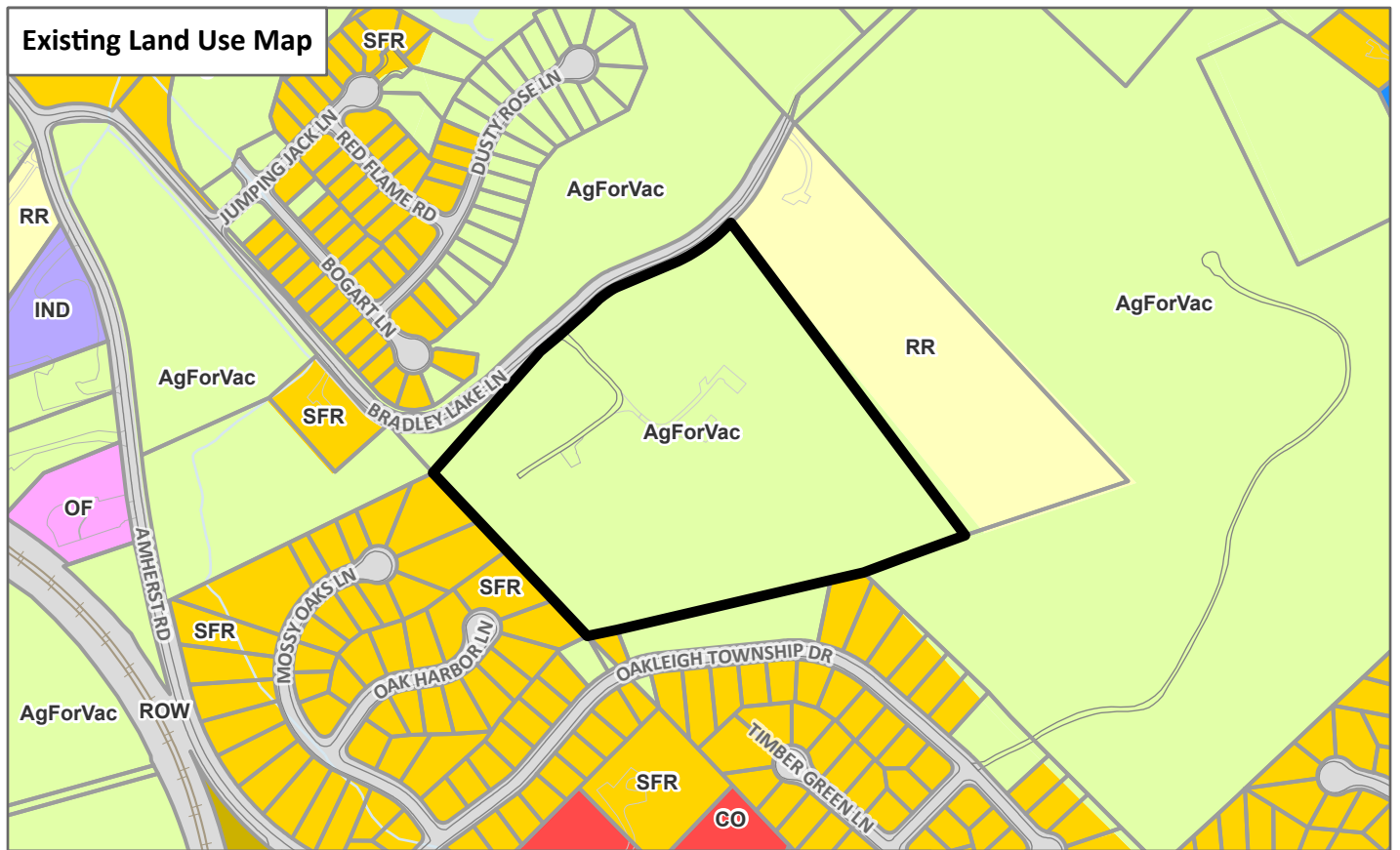
11-K-24-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

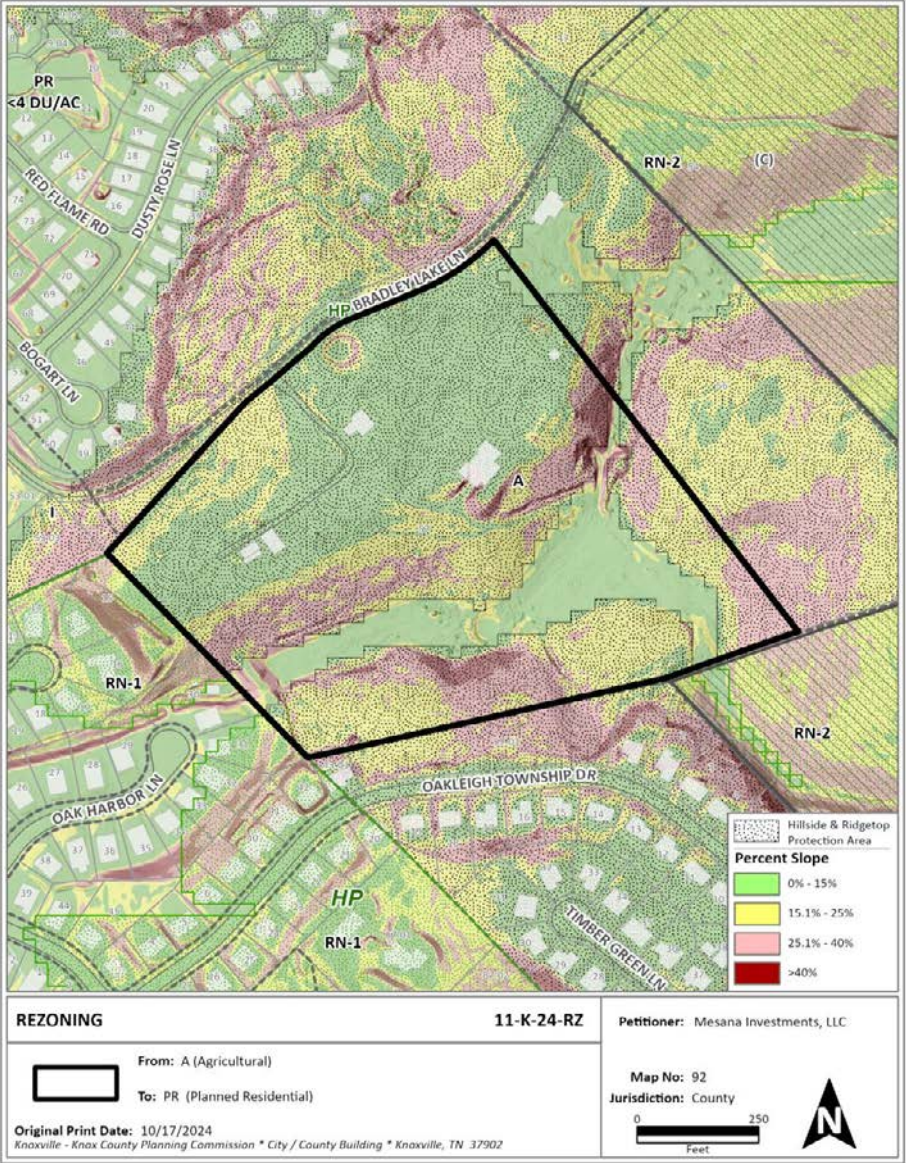
11-K-24-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	19.9		
Non-Hillside	3.1	N/A	
0-15% Slope	7.7	100%	7.7
15-25% Slope	5.4	50%	2.7
25-40% Slope	3.2	20%	0.6
Greater than 40% Slope	0.5	10%	0.1
Ridgetops			
Hillside Protection (HP) Area	16.8	Recommended disturbance budget within HP Area (acres)	11.1
		Percent of HP Area	66.1%





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

Option Holder

Affiliation

9/26/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-K-24-RZ

File Number(s)

CORRESPONDENCE

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

Scott Davis Mesana Investments, LLC

Name / Company

P.O. Box 11315 Knoxville TN 37939

Address

865-693-3356 / swd444@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Ray & Elaine Rhodes

Owner Name (if different)

2921 Bradley Lake Ln Knoxville TN 37921

Owner Address

Owner Phone / Email

2921 BRADLEY LAKE LN

Property Address

92 057

Parcel ID

Part of Parcel (Y/N)?

19.9 acres

Tract Size

Knoxville Utilities Board, Hallsdale-Powell U

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

up to 9 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	Total
\$1,645.00	
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.

	Mesana Investments, LLC	9/26/2024
Applicant Signature	Please Print	Date

Phone / Email

	Ray & Elaine Rhodes	9/26/2024
Property Owner Signature	Please Print	Date



**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	Holder



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

Affiliation

08/29/2024

11/14/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

11-K-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

Mesana Investments, LLC

Name

Company

P.O. Box 11315

Knoxville

TN

37939

Address

City

State

ZIP

(865) 693-3356

swd444@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Ray & Elaine Rhodes

2921 Bradley Lake Lane, Knoxville, 37921 N/A

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2921 Bradley Lake Lane, Knoxville, Tennessee 37921

092 057

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

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

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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

PR 9

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

9 DU/AC

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

0802

\$1,645.00

Total

Fee 2

\$1,645.00

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

Applicant Signature

(865) 693-3356

Phone Number

Mesana Investments, LLC

Please Print

swd444@gmail.com

Email

08/26/2024

Date

Property Owner Signature

Please Print

Date Paid

09/26/2024, SG



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.

11/01/2024

11/15/2024

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

Applicant Signature

Applicant Name

Date

11-K-24-RZ

FILE NUMBER