

REZONING REPORT

► **FILE #:** 11-M-24-RZ

AGENDA ITEM #: 47

AGENDA DATE: 11/14/2024

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

OWNER(S): Cathern King, Patsy Bell, Evelyn Woliver, Roscoe Bell

TAX ID NUMBER: 72 057 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 6209 HAMMER RD

► **LOCATION:** South side of Hammer Rd, east of E Governor John Sevier Hwy

► **APPX. SIZE OF TRACT:** 19.17 acres

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

ACCESSIBILITY: Access is via Hammer Road, an unstriped local road with a pavement width of 17 ft within a 40 ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: 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.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Wholesale, agriculture/forestry/vacant land - A (Agricultural), PC (Planned Commercial)

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

East: Single family residential - A (Agricultural)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area consists of predominantly single family houses on large lot sizes though there are a few subdivision off of side streets in the vicinity. The portion of the subject property on the north side of Hammer Road abuts a large warehouse owned by a bean company. The Holston River and E Governor John Sevier Highway are 0.25 miles to the west. I-40 runs around 0.25 mile to the north and east of the property, and there is no nearby interchange.

STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 1 condition.**

1. Widening Hammer Road to 20 ft from the intersection with E Governor John Sevier Highway to the subject property's access point.

COMMENTS:

This partial rezoning request is for the 19.17-acre portion of the subject parcel located south of Hammer Road. The northern portion of the parcel that contains a house would retain its Agricultural zone.

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. Since the late 1990s, several large agricultural lots in this area have transitioned into residential developments, including the Governors Landing subdivision and the Rivers Run East subdivision. The most recent development in this area is a 611,000-sq ft medical equipment distribution center located north of the subject property constructed in 2020.
2. The property is located one-mile south of a service-oriented commercial corridor along Asheville Highway which supports consideration of more residential intensity in this area.

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 land development which encourage more imaginative solutions to environmental design problems. The subject property is partially within the HP (Hillside Protection) area with some steep slopes along the rear boundary. The PR zone would enable concentrated development in the optimal portions of the property.
2. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone. At 5 du/ac, up to 95 dwelling units could be accommodated on this 19.17 acres land.
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.

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 current condition of Hammer Road, an unstriped local road with a pavement width of 17 ft, is inadequate for additional residential intensity. However, improving the access road is a condition of this rezoning which would benefit the entire area. Additionally, if the proposed development generates more than 750 trips, a traffic study would be required.
2. No significant adverse impacts are anticipated to occur with the PR zone. Any development under the PR zone would require development plan approval by the Planning Commission to ensure that the development is compatible with the surrounding area.

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. The proposed rezoning under the recommended condition of improving Hammer Road is consistent with the subject property's location in the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact pattern of development, particularly with regard to provision of adequate roads and other infrastructure.
2. The proposed rezoning is compatible with the property's RC (Rural Conservation) place, as designated in the Comprehensive Plan. The RC place type allows consideration of the PR zone with a density of up to 5 du/ac as a partially related zone.
3. Partially related zone considerations must meet additional criteria provided in Appendix H of the Comprehensive Plan to ensure their compatibility with the place type. The PR zone with 5 du/ac is appropriate here because it would permit uses and development forms that are consistent with the primary and secondary uses described in the place type (criteria 1 of this section).
4. The recommended condition to widen Hammer Road is consistent with the Comprehensive Plan's Implementation Policy 9, which encourages coordinating infrastructure improvements with development.
5. The rezoning request is not in conflict with any other adopted plans for this area including the East Knox Community Plan (2017). The plan describes that the community's preferred neighborhood development style is "Houses Clustered and Land Preserved" (p. 18), which aligns with the intent of the PR zone.

ESTIMATED TRAFFIC IMPACT: 963 (average daily vehicle trips)

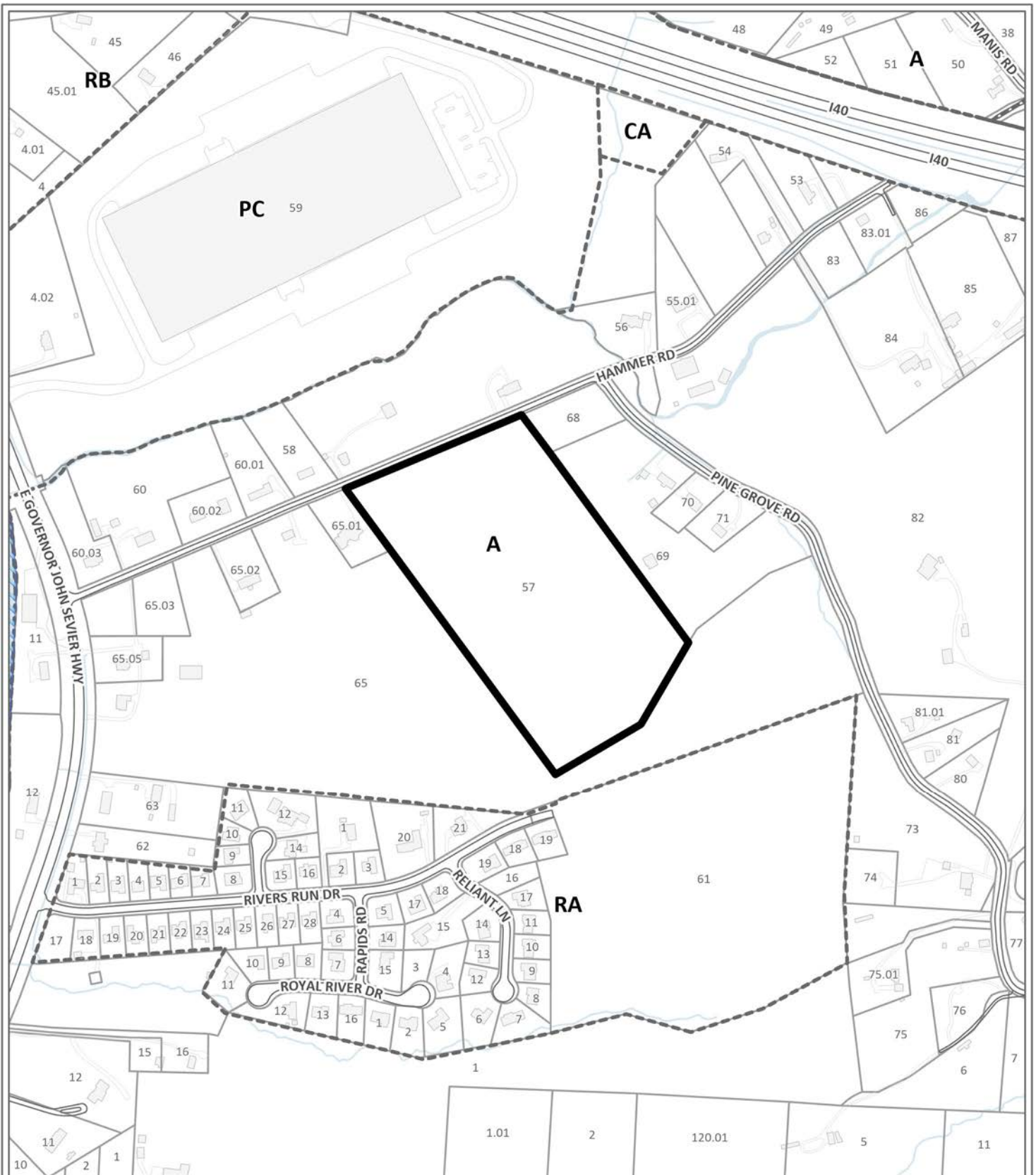
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 21 (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 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-M-24-RZ

Petitioner: Mesana Investments, LLC



From: A (Agricultural)

To: PR (Planned Residential) up to 5 du/ac

Map No: 72

Jurisdiction: County

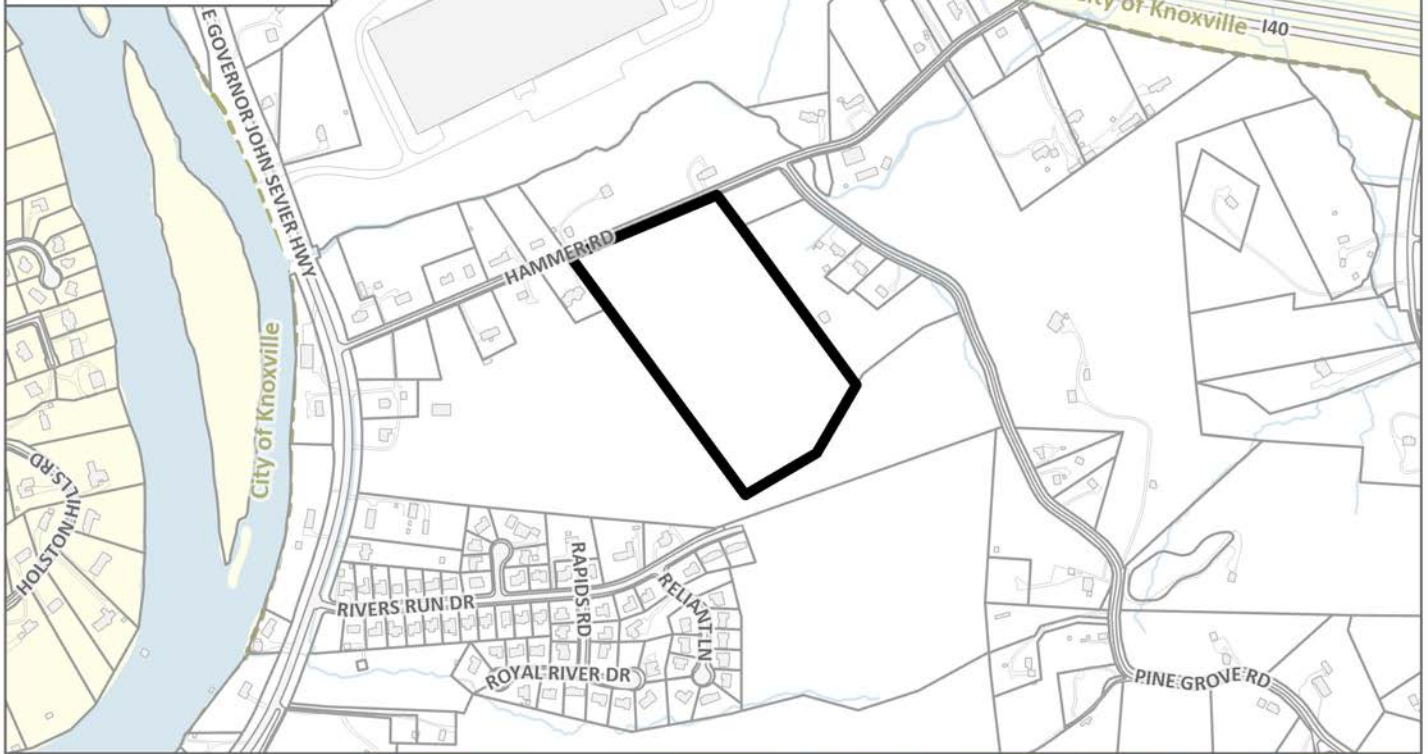


Original Print Date: 10/14/2024

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

Exhibit A. Contextual Images

Location Map



Aerial Map

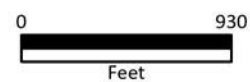


CONTEXTUAL MAPS 1

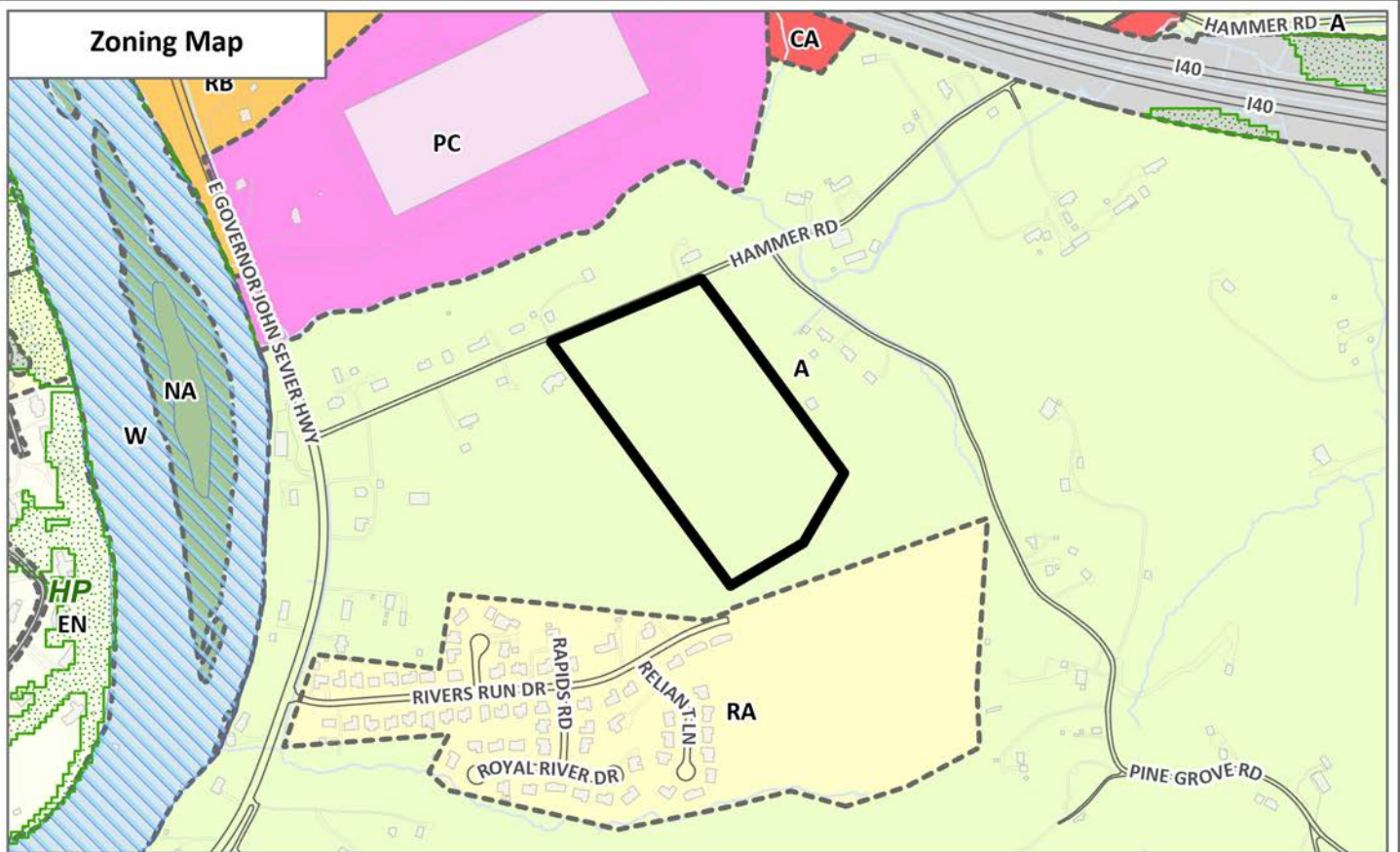
11-M-24-RZ



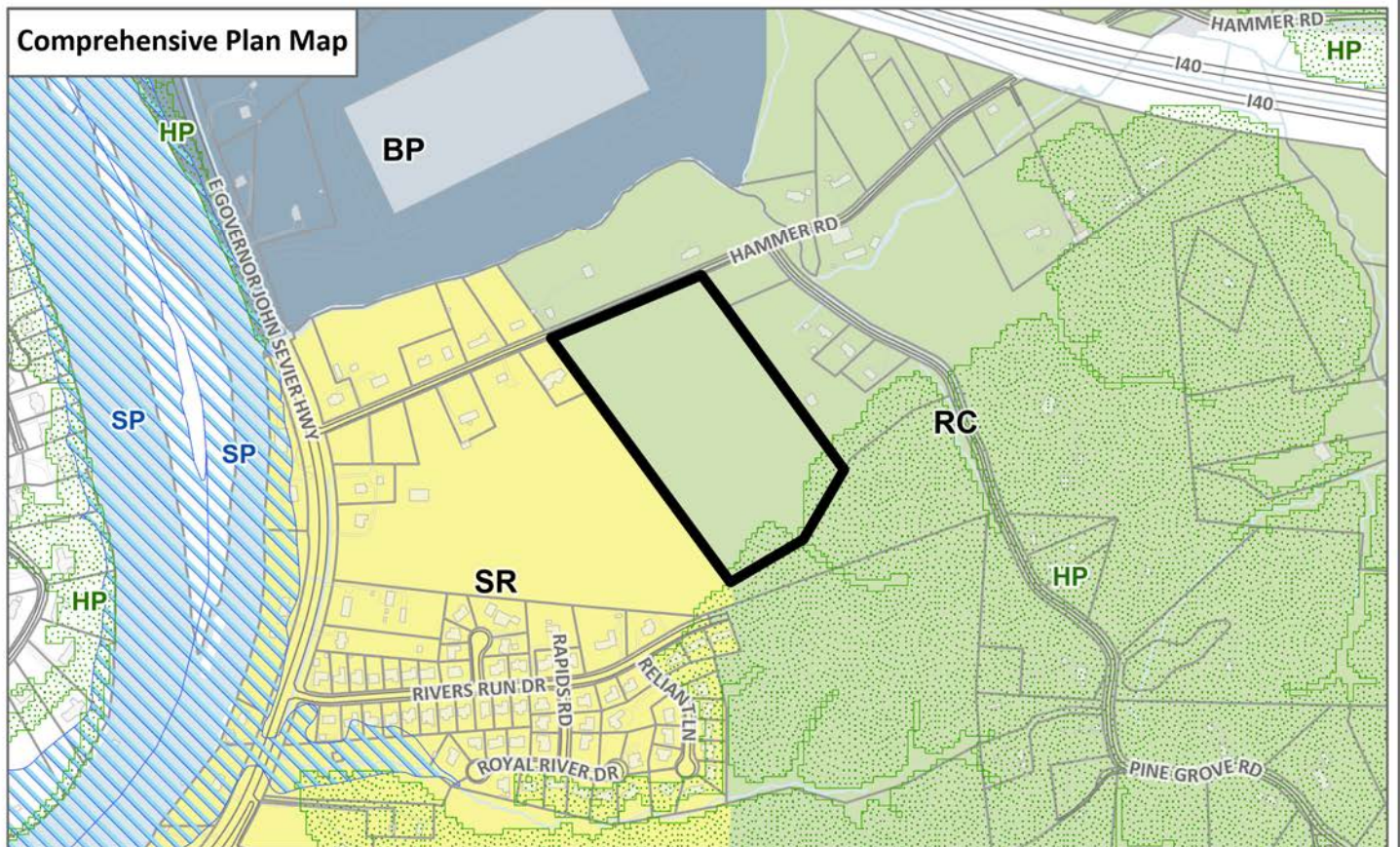
Case boundary



Zoning Map



Comprehensive Plan Map

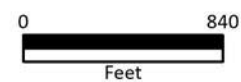


CONTEXTUAL MAPS 2

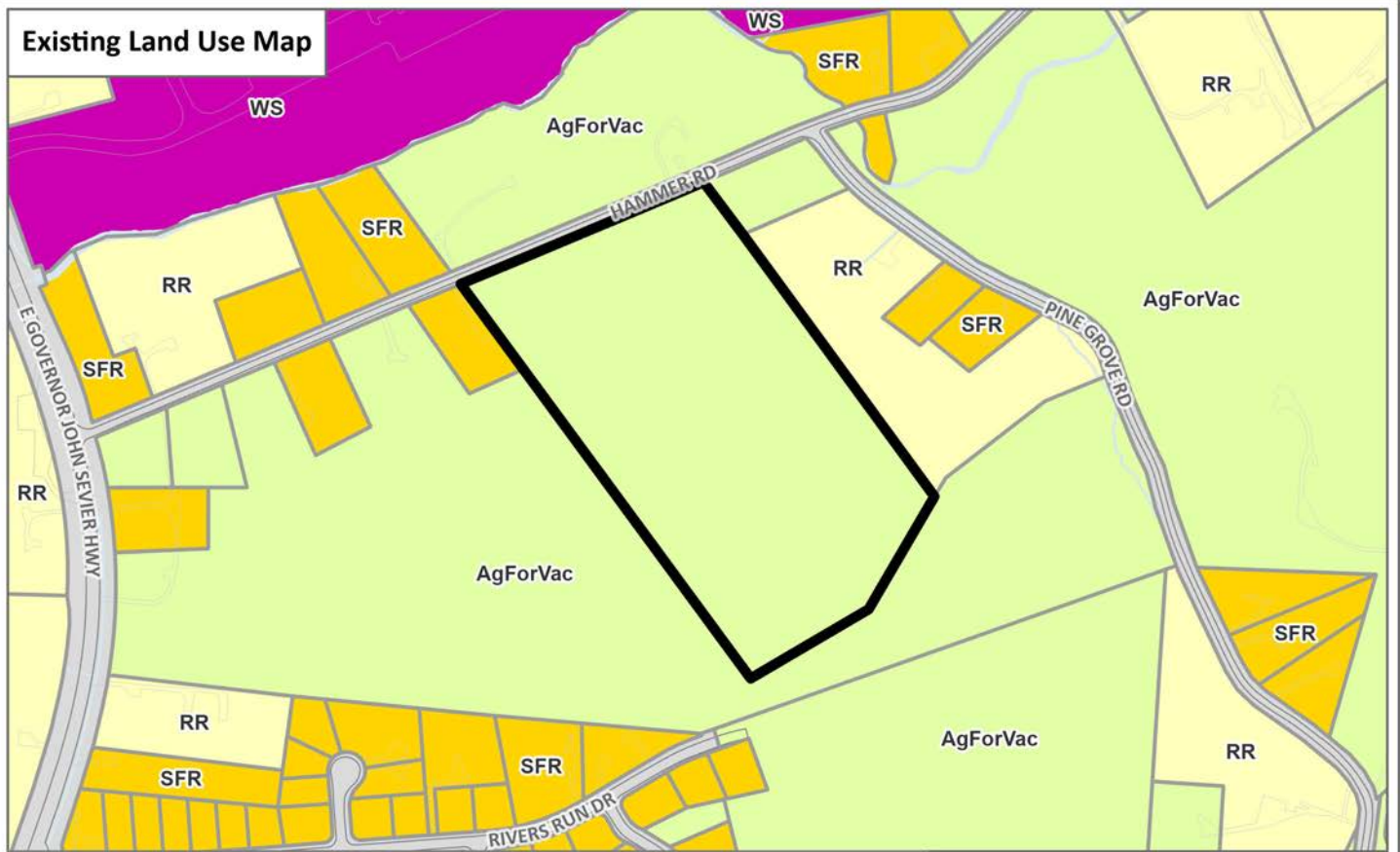
11-M-24-RZ



Case boundary



Existing Land Use Map

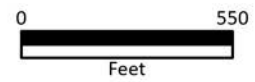


CONTEXTUAL MAPS 3

11-M-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

- ☒ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Mesana Investments, LLC

Applicant Name

Option Holder

Affiliation

9/27/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-M-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

Name / Company

P.O. Box 11315 Knoxville TN 37939

Address

865-693-3356 / swd444@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Cathern King, Patsy Bell, Evelyn Woliver, PO Box 18620 Knoxville TN 37918

Owner Name (if different)

Owner Address

Owner Phone / Email

6209 HAMMER RD

Property Address

72 057 (part of)

Parcel ID

Part of Parcel (Y/N)?

19.17 acres

Tract Size

Knoxville Utilities Board

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 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	Total
\$1,608.50	
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.

	Mesana Investments, LLC	9/27/2024
Applicant Signature	Please Print	Date

Phone / Email

	Cathern King, Patsy Bell, Evelyn Woliver, Roscoe Bell	9/27/2024
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 ☐ PA

☒ Rezoning

Mesana Investments, LLC

Applicant Name

9/25/24

Affiliation

11/14/24

File Number(s)

11-M-24-RZ

Date Filed

Meeting Date (if applicable)

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

P.O. Box 11313

Company

Knoxville

TN

37939

Address

865-693-3356

City

swd444@gmail.com

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

Cathern King, Patsy Bell, Evelyn Woliver, Roscoe Bell.

PO Box 18620 Knoxville TN 37918

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Hammer Road Knoxville TN 37914

Part of 072 057 approximately 19 acres

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

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) _____

PR up to 5 DU/acre

Proposed Density (units/acre) _____

Previous Rezoning Requests

Rezoning to include property south of Hammer Rd approximately 19 acres. Please see attached.

☐ 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	Total
0802	
Fee 2	
	\$1,608.50
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
09/25/24 5:24 PM EDT
BQ4I-F0ZN-BWRE-OKQK

Applicant Signature

Mesana Investments, LLC

Please Print

09/25/2024

Date

865-806-8008

swd444@gmail.com

Phone Number

Email

Patsy A Bell
dotloop verified
09/25/24 6:13 PM EDT
4DED-YC5Q-MJAN-ABA8

Property Owner Signature

Evelyn B Woliver
dotloop verified
09/25/24 6:33 PM EDT
WKXF-FQU4-VDMT-SHGX

Please Print

09/27/2024, SG

Date Paid

M Roscoe Bell, Jr
dotloop verified
09/25/24 6:13 PM EDT
ISTK-CEQD-JMVE-FPKS

Cathern B King
dotloop verified
09/25/24 5:11 PM EDT
EXNR-XNOM-6MZ3-BMWS



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

Date to be Posted

11/15/2024

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

Scott Davis

Applicant Signature

dotloop verified
09/26/24 9:25 AM EDT
LLWO-Q36P-YAER-YYEM

Mesana Investments, LLC

Applicant Name

09/26/2024

Date

11-M-24-RZ

FILE NUMBER