

REZONING REPORT

▶ **FILE #:** 10-I-24-RZ

AGENDA ITEM #: 20

AGENDA DATE: 10/3/2024

▶ **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): Charlene Troutt

TAX ID NUMBER: 96 49 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 STRAWBERRY PLAINS PIKE

▶ **LOCATION:** Southeast side of Strawberry Plains Pike, northeast side of Thorn Grove Pike

▶ **APPX. SIZE OF TRACT:** 20.25 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a minor arterial street with a 23-ft pavement width within a 40-ft right-of-way. Access is also via Thorngrove Pike, a minor arterial street with an 18-ft pavement width 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.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - RB (General Residential)

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

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

West: Agriculture/forestry/vacant land - RB (General Residential)

NEIGHBORHOOD CONTEXT: This is a forested, hilly rural residential area west of an industrial and manufacturing corridor along E Governor John Sevier Highway.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone up to 1 du/ac because it is consistent with surrounding development and infrastructure conditions.**

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 in a rural area of East Knox County with sparse residential development, steep, forested slopes and winding street access. There are no changes in development or transportation conditions that support an increase in residential intensity at this location.
2. The nearest major arterial street is E Governor John Sevier Highway, where the corridor is primarily developed for industrial and manufacturing purposes with heavy trucking traffic. Commercial activity is not service-oriented or supportive of more residential development.

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

1. This is a request to rezone approximately 20 acres of a 36-acre lot from A (Agricultural) to PR (Planned Residential) up to 5 du/ac. The remaining portion of the site is zoned RB (General Residential), and is not included in this rezoning request. This RB zoning is part of a larger zone area that predates the General Plan and sector plans, which looked at future land use, environmental issues, and incorporated public feedback. It should be noted that the RB zone is a more intensive residential zone, and it conflicts with the Comprehensive Plan's RC (Rural Conservation) place type for this area.
2. The PR (Planned Residential) zone is intended to provide optional methods of development that are responsive to environmental challenges on a site. Residential development can be clustered in the more suitable areas of a lot to avoid more environmentally sensitive areas such as streams, steep slopes and sinkholes. The PR zone also emphasizes compatibility with surrounding areas.
3. The subject property is entirely forested with steep slopes included in the HP (Hillside Protection) area. These environmental conditions are aligned with the intent of the PR zone.

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 up to 5 du/ac is excessive for this sparsely populated and steep-sloped region, and it could have an adverse impact on traffic, natural features, and the rural character of the area.
2. The existing Agricultural zone on the subject parcel has a 1-acre minimum lot size for dwellings, so it does not permit clustering of residences in the optimal areas of the lot. Staff recommend the PR zone at a density of 1 du/ac, which does not increase the overall density permitted. It allows that density to be concentrated in the less environmentally sensitive areas of the property, rather than spread throughout. A total of 20 homes would be permitted.
3. The recommended density of 1 du/ac acknowledges limited utility and transportation infrastructure in this area. Where this property accesses Strawberry Plains Pike and Thorn Grove Pike there are no shoulders or turn lanes, and there is limited sight distance. This property also does not have readily available sewer access.

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 subject property is included in the boundaries of the adopted East Knox Community Plan, which primarily focuses on ways to retain the rural character of East Knox County. The subject property is in a designated "Rural Area," and Thorn Grove Pike is identified as a "Rural Corridor" where infrastructure expansion should be limited, and natural and scenic assets preserved. The recommended rezoning of PR up to 1 du/ac is aligned with the intent of this small area plan by maintaining the existing residential potential, but with the ability to concentrate development and conserve scenic areas.
2. The subject parcel is in the RC (Rural Conservation) place type in the Comprehensive Plan, which permits consideration of PR as a partially related zone. The subject property meets the additional criteria of a partially related zone by being consistent with the primary and secondary uses of the RC place type, which are detached and attached dwellings in a conservation land use pattern. The conservation development approach permitted in the PR zone is also aligned with the intent of the RC place type, which describes preserving 50 to 70 percent of a site as natural open space.
3. The PR zone at 1 du/ac is consistent with the Comprehensive Plan's Implementation Policy 9 to coordinate infrastructure improvements with development, and more specifically with policy 9.5, to avoid approving isolated developments where infrastructure is inadequate or not yet planned. The road and utility infrastructure in this area is not yet suitable for an increase in residential intensity, and there are few nearby amenities like service-oriented businesses and schools. The intensive manufacturing and industrial activity nearby is also not designed for more residential development in this area.
4. The PR zone at 1 du/ac is aligned with the property's location in the Planned Growth Area of the Growth Policy Plan. The Plan states that housing choices in the Planned Growth Area should be coordinated with the provision of adequate roads, utilities, schools and other facilities and services.

ESTIMATED TRAFFIC IMPACT: 1018 (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: 22 (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 11/12/2024. 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.



Request to Postpone • Table • Withdraw

Mesana Investments, LLC

9/27/24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

10/3/24

Scheduled Meeting Date

#10-I-24-RZ

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the 11/14/24 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Scott Davis

dotloop verified
09/27/24 1:30 PM EDT
JJZY-VMY7-6QA4-YPB0

Scott Davis

Applicant Signature

Please Print

(865) 806-8008

swd444@gmail.com

Phone Number

Email

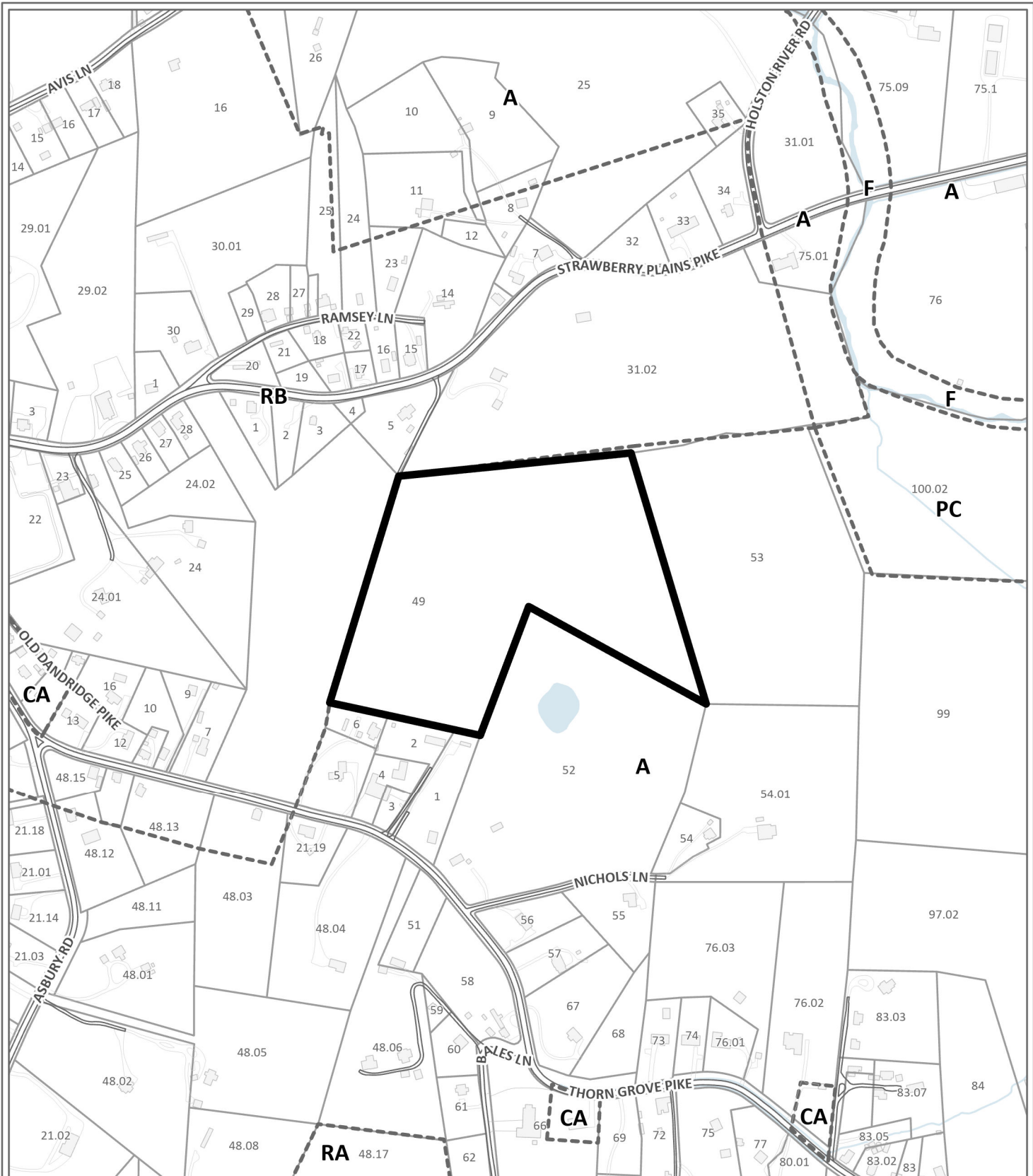
STAFF ONLY

Staff Signature _____ Please Print _____ Date Paid _____ No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by: _____ Date: _____

Payee Name _____ Payee Phone _____ Payee Address _____



REZONING

10-I-24-RZ

Petitioner: Mesana Investments, LLC



From: A (Agricultural)

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

Map No: 96

Jurisdiction: County

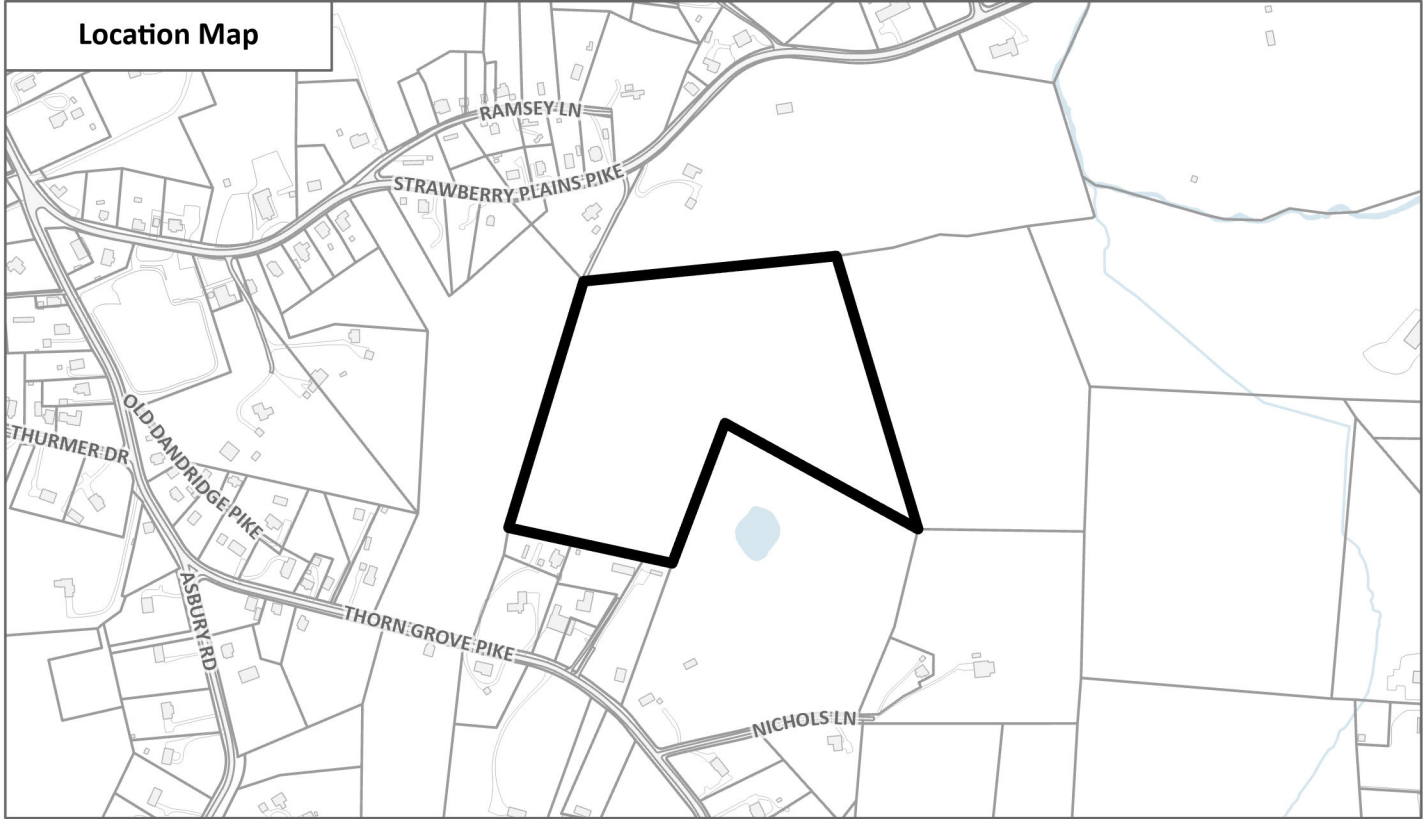
Original Print Date: 9/3/2024

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

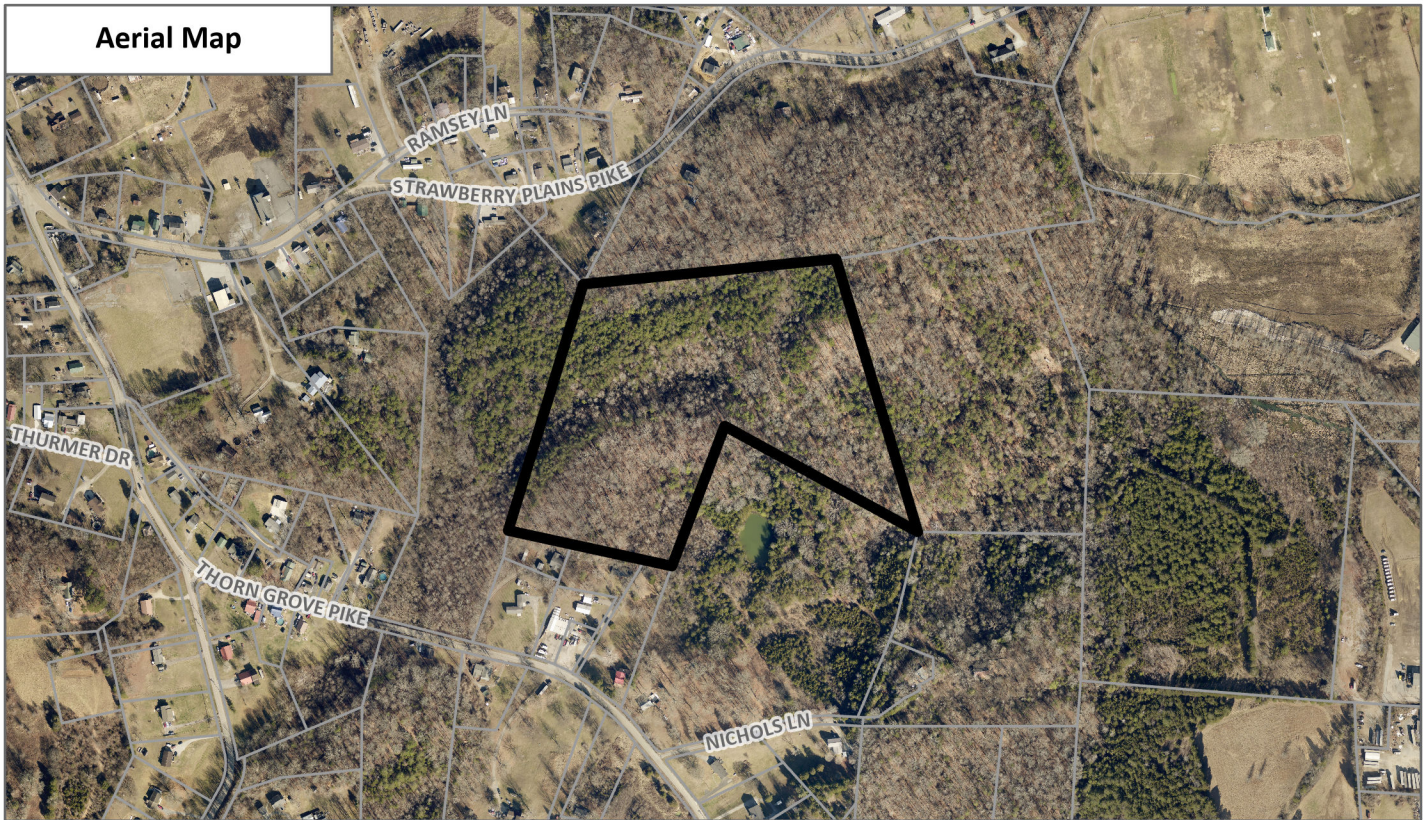


Exhibit A. Contextual Images

Location Map



Aerial Map

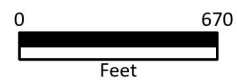


CONTEXTUAL MAPS 1

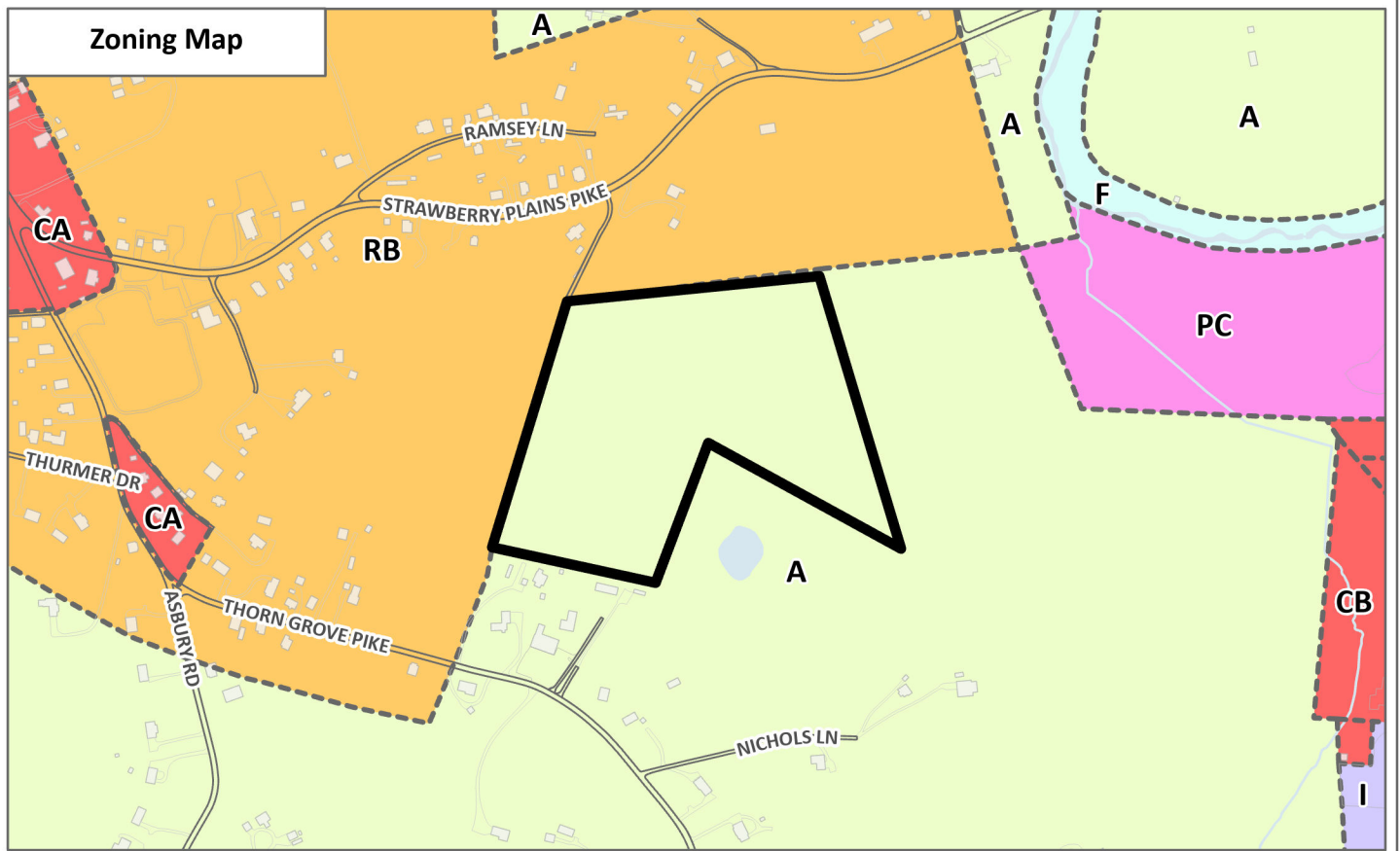
10-1-24-RZ



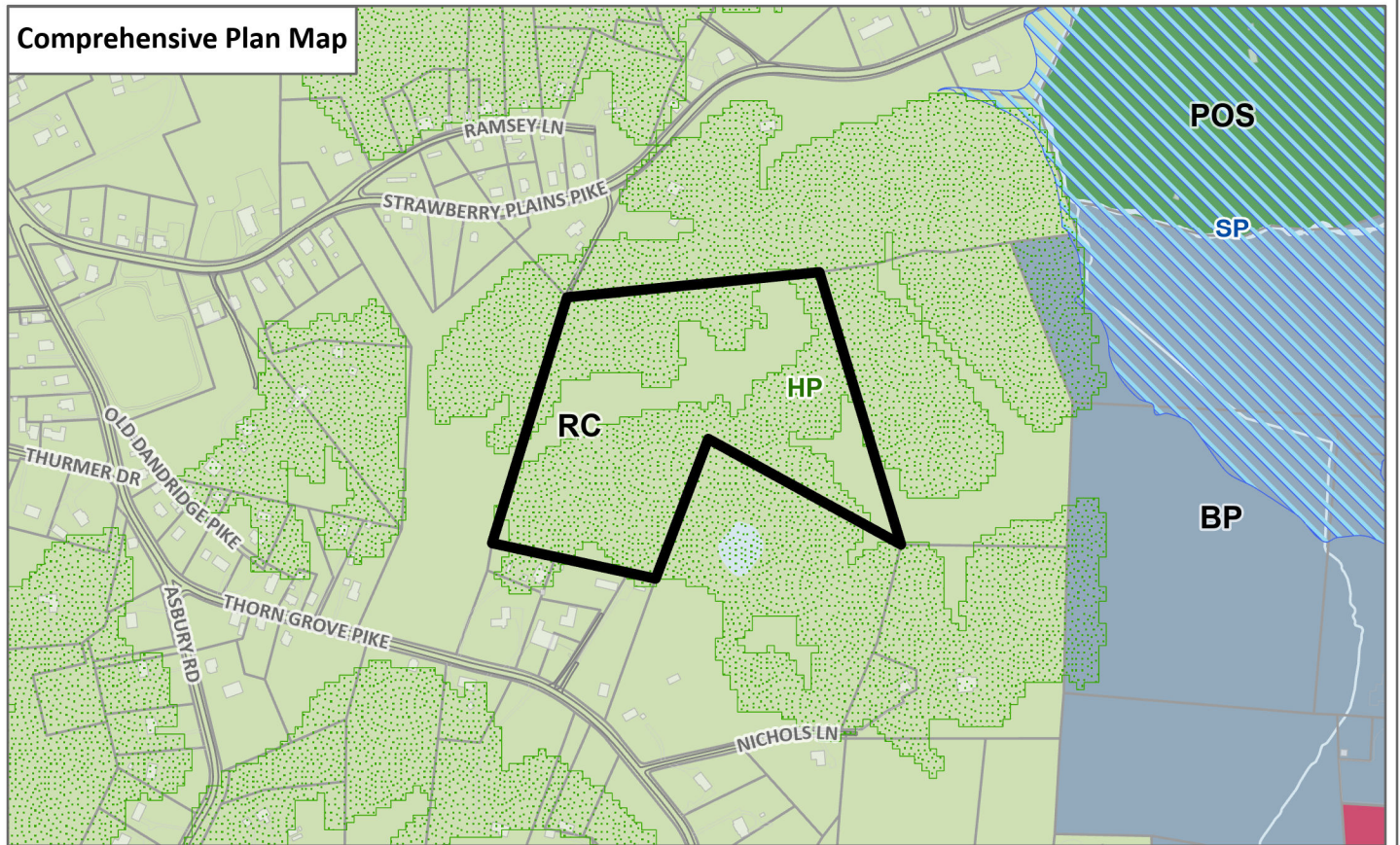
Case boundary



Zoning Map



Comprehensive Plan Map



CONTEXTUAL MAPS 2

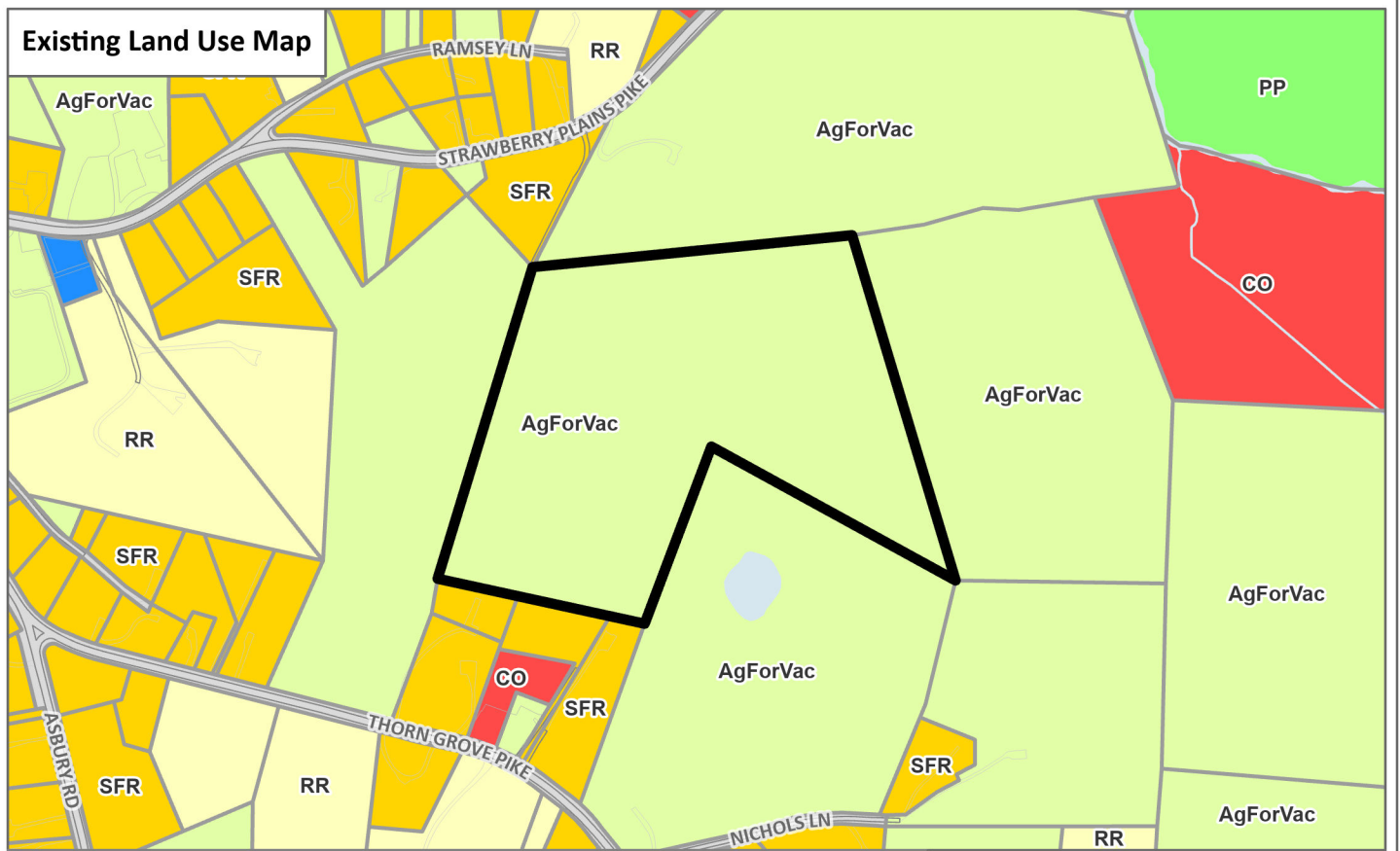
10-I-24-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

10-I-24-RZ



Case boundary

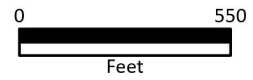
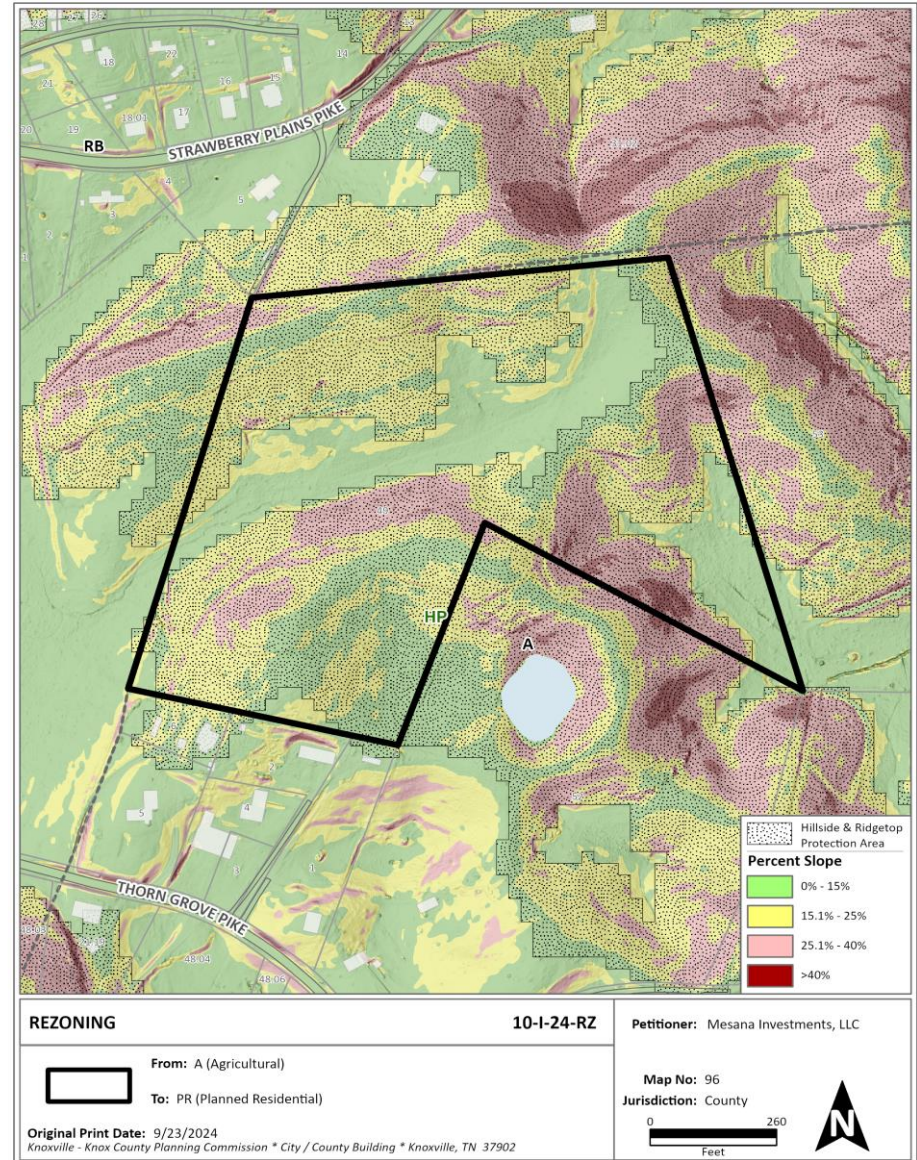


EXHIBIT B

Staff - Slope Analysis
Case: 10-I-24-RZ

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	20.2		
Non-Hillside	5.7	N/A	
0-15% Slope	3.9	100%	3.9
15-25% Slope	7.3	50%	3.6
25-40% Slope	3.0	20%	0.6
Greater than 40% Slope	0.3	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	14.5	Recommended disturbance budget within HP Area (acres)	8.2
		Percent of HP Area	56.5%



REZONING

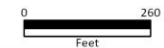
10-I-24-RZ

Petitioner: Mesana Investments, LLC

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

Map No: 96
Jurisdiction: County

Original Print Date: 9/23/2024
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

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

Mesana Investments, LLC

Applicant Name

Affiliation

8/19/2024

Date Filed

10/3/2024

Meeting Date (if applicable)

10-I-24-RZ

File Number(s)

CORRESPONDENCE

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

Mesana Investments, LLC Drew Staten

Name / Company

P.O. Box 11315 Knoxville TN 37939

Address

865-659-7311 / drew.staten2019@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Charlene Troutt

Owner Name (if different)

2817 Union Rd Knoxville TN 37934

Owner Address

Owner Phone / Email

0 STRAWBERRY PLAINS PIKE

Property Address

96 49 (part of)

Parcel ID

20.25 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

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 <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential Home Occupation (specify) _____ Other (specify) _____	Related City Permit Number(s)
---	---

SUBDIVISION REQUEST

Proposed Subdivision Name Unit / Phase Number Additional Information _____	Related Rezoning File Number
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change PR (Planned Residential) Proposed Zoning _____ <input type="checkbox"/> Plan Amendment _____ Proposed Plan Designation(s) _____	Pending Plat File Number
--	--------------------------------------

up to 5 du/ac

Proposed Density (units/acre) Previous Rezoning Requests _____

Additional Information _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan) ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 1 \$1,662.50 Fee 2 Fee 3	Total
--	--	-------

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	8/19/2024
Applicant Signature	Please Print	Date

	Charlene Troutt	8/19/2024
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

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

Mesana Investments, LLC

Applicant Name

Affiliation

8/19/2024

Date Filed

10/3/2024

Meeting Date (if applicable)

10-I-24-RZ

File Number(s)

CORRESPONDENCE

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

Mesana Investments, LLC Drew Staten

Name / Company

P.O. Box 11315 Knoxville TN 37939

Address

865-659-7311 / drew.staten2019@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Charlene Troutt

Owner Name (if different)

2817 Union Rd Knoxville TN 37934

Owner Address

Owner Phone / Email

0 STRAWBERRY PLAINS PIKE

Property Address

96 49 (part of)

Parcel ID

20.25 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

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
\$1,662.50	
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	Mesana Investments, LLC Please Print	8/19/2024 Date
---------------------	--	--------------------------

Phone / Email		
Property Owner Signature	Charlene Troutt Please Print	8/19/2024 Date



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.

09/20/2024

10/04/2024

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

Scott Davis
dotloop verified
08/12/24 4:21 PM EDT
RT5U-ER7B-IUIE-FQGN

Applicant Signature

Mesana Investments, LLC

Applicant Name

08/13/2024

Date

10-I-24-RZ

FILE NUMBER