REZONING REPORT

FILE #: 2-E-20-RZ
POSTPONEMENT(S): 2/13/2020
APPLICANT: SCOTT DAVIS / MESANA INVESTMENTS, LLC
OWNER(S): The Biggs Estate

TAX ID NUMBER: 144 114, 115, 116 AND 111.01
JURISDICTION: County Commission District 5
STREET ADDRESS: 9127, 9137, 9141, and 0 Bluegrass Rd.
LOCATION: West of Ebenezer Rd, east of Pine Springs Rd, off of Bluegrass Rd
APPX. SIZE OF TRACT: 12.3 acres
SECTOR PLAN: Southwest County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: As of the publication of this staff report, no access has been demonstrated by the applicant.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Tennessee River

PRESENT ZONING: A (Agricultural)
ZONING REQUESTED: PR (Planned Residential)
EXISTING LAND USE: Rural residential

DENSITY PROPOSED: 5 du/ac
EXTENSION OF ZONE: PR zoning is adjacent to the east up to 3 du/ac
HISTORY OF ZONING: None noted for this property
SURROUNDING LAND USE AND ZONING:
- North: Single family residential - A (Agricultural) and RA (Low Density Residential)
- South: Single family residential - A (Agricultural)
- East: Agriculture/forestry/vacant - A (Agricultural) and PR (Planned Residential)
- West: Single family residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area consists primarily of single family residential neighborhoods developed as a mix of RA and PR zone districts. Several remaining tracts of large lot agricultural zoned lands are also interspersed throughout.

STAFF RECOMMENDATION:
Staff recommends postponement for 30-days until the April 9, 2020 Planning Commission meeting, until documentation of access can be provided by the applicant for the overall areas proposed for rezoning.

COMMENTS:
Staff recommends postponement for 30-days until the April 9, 2020 Planning Commission meeting, until documentation of access can be provided by the applicant for the overall areas proposed for rezoning.

ESTIMATED TRAFFIC IMPACT:  660  (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:  25  (public school children, grades K-12)

Schools affected by this proposal:  A. L. Lotts Elementary, West Valley Middle, and Bearden 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 3/30/2020. 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.
FYI - Mr. Davis is also requesting a 30-day postponement of 3-H-20-RZ 2-E-20-RZ 2-F-20-RZ

Liz,

As a follow up to our recent conversation, I spoke with Mrs. Hopson and we respectfully request a postponement to the April meeting for the Bluegrass Road rezoning, as well as the Coile Lane rezoning. I am meeting with Mrs. Hopson again this Sunday to go over their issues and/or concerns.

Thank you,

On Tue, Feb 25, 2020 at 2:31 PM Liz Albertson <liz.albertson@knoxplanning.org> wrote:
Hi Scott -

The general provisions of the Knox County Zoning Ordinance reference the Knoxville-Knox County Minimum Subdivision Regulations related to access to a public road (3.40.02). Recommending an amendment to the zoning map for a zone district to increase the residential building potential of a piece of property that does not have access to a public road/street does not appear to conform with the intent and purpose of the Planned Residential zone district (See sections: 6.30.01.B and 5.13.01).

If you could provide documentation that demonstrates compliance with the access standards of the Knoxville-Knox County Minimum Subdivisions Regulations (See section 3.03.D.3.) for the areas requested to be rezoned from Agricultural to Planned Residential it would be greatly appreciated and would help staff document accessibility of the tracts for increased residential development.

Please feel free to contact me if you have any questions.

Thanks,
-Liz

On Mon, Feb 24, 2020 at 2:12 PM Liz Albertson <liz.albertson@knoxplanning.org> wrote:

To my knowledge, this would not need to be rezoned or advertised due to the fact there will not be any homes on this portion of property. You can have a road or ROW in RA connecting to PR.

Thank you.

Scott Davis
865-806-8008

On Mon, Feb 24, 2020 at 12:14 PM Liz Albertson <liz.albertson@knoxplanning.org> wrote:
Hi Scott -
Thanks for messaging back so quickly. I've circled in red the area that I assume you may be seeking access through in some capacity since you mentioned a Bluegrass Road access (see below) -- however, this area hasn't been publically noticed as part of the land area with any of the rezoning applications.

See March agenda cases: https://www.kgis.org/Maps/PlanningCases.html?layerTheme=0&scale=2400&basemap=em9uaW5n&center=2538997.6844500224%2C567160.4717551452&layers=1Pocd12MGXNV27EbB02Vu%2F69

If you want to modify any of your applications to include this additional area, please let me know by close of business on Thursday (2/27/20). Also since this area hasn't been advertised you'll need to request a postponement, modify your application(s) and we'll need to readvertise to include this area. If you have any questions or if I can help in any way, please let me know.

Thanks!

On Mon, Feb 24, 2020 at 11:04 AM Scott Davis <swd444@gmail.com> wrote:

Thank you. We intend to access via Bluegrass Road. We are working with the neighbors there.

Scott Davis
865-806-8008
On Mon, Feb 24, 2020 at 10:53 AM Liz Albertson <liz.albertson@knoxplanning.org> wrote:
Hi Scott -

I have some questions regarding access for the upcoming rezonings:

3-H-20-RZ
2-E-20-RZ
2-F-20-RZ

We met as a staff to review these and still have concerns about where the access is going to be since there isn't adequate frontage for any of the property currently shown in the rezonings, except for the one along Bluegrass Rd at 9145 (2-F-20-RZ), but 3-H and 2-E still don't have adequate frontage for access.

Hope to hear from you soon.

Thanks,
-Liz

Liz Albertson, AICP
Senior Planner
865.215.3804
Liz Albertson, AICP
Senior Planner
865.215.3804

Thank you.
Scott Davis
865-806-8008

Liz Albertson, AICP
Senior Planner
865.215.3804

This message was directed to commission@knoxplanning.org
Please see the request for postponement below for cases: 2-E-20-RZ and 2-F-20-RZ

Thanks!
-Liz

---------- Forwarded message ----------
From: Scott Davis <swd444@gmail.com>
Date: Mon, Feb 3, 2020 at 9:56 AM
Subject: Re: Case 2-E-20-RZ
To: Liz Albertson <liz.albertson@knoxplanning.org>, Drew Staten <drew.staten2019@gmail.com>

Liz,

I hope you are doing well. I respectfully request the rezoning request for Case 2-E-20-RZ and 2-F-20-RZ be postponed until the March 12th meeting.

Thank you.

Scott Davis
865-806-8008

AUTOMATIC POSTPONEMENTS: 30 DAYS

File #: 2-E-20-RZ
Meeting Date: 2-13-2020
2-E-20-RZ
REZONING - SLOPE ANALYSIS

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

Hillside & Ridgetop Protection Area
Percent Slope
- 0% - 15%
- 15% - 25%
- 25% - 40%
- >40%

Petitioner: Davis / Mesana Investments, LLC, Scott

Map No: 144
Jurisdiction: County

Original Print Date: 1/16/2020
Revised: Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902
### 2-E-20-RZ Slope Analysis

#### Non-Hillside Portions

<table>
<thead>
<tr>
<th>Value</th>
<th>Percent Slope</th>
<th>Count</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0%-15%</td>
<td>661</td>
<td>0.38</td>
</tr>
<tr>
<td>2</td>
<td>15%-25%</td>
<td>2677</td>
<td>1.54</td>
</tr>
<tr>
<td>3</td>
<td>25%-40%</td>
<td>2350</td>
<td>1.35</td>
</tr>
<tr>
<td>4</td>
<td>&gt;40%</td>
<td>114</td>
<td>0.07</td>
</tr>
</tbody>
</table>

**Ridgetop Area**: 0

**Site Total**: 12.29
For Rezoning Plan Amendment Application

Staff - Slope / Density Analysis
Case: 2-E-20-RZ

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>ACRES</th>
<th>RECOMMENDED DENSITY (Dwelling Units / Acre)</th>
<th>NUMBER OF UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Hillside</td>
<td>8.96</td>
<td>4.00</td>
<td>35.8</td>
</tr>
<tr>
<td>0-15% Slope</td>
<td>0.38</td>
<td>3.00</td>
<td>1.1</td>
</tr>
<tr>
<td>15-25% Slope</td>
<td>1.54</td>
<td>2.00</td>
<td>3.1</td>
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<tr>
<td>25-40% Slope</td>
<td>1.35</td>
<td>0.50</td>
<td>0.7</td>
</tr>
<tr>
<td>Greater than 40% Slope</td>
<td>0.07</td>
<td>0.20</td>
<td>0.0</td>
</tr>
<tr>
<td>Ridgetops</td>
<td>0</td>
<td>3.00</td>
<td>0.0</td>
</tr>
<tr>
<td>Subtotal: Sloped Land</td>
<td>3.34</td>
<td>4.9</td>
<td></td>
</tr>
<tr>
<td>Maximum Density Guideline</td>
<td>12.3</td>
<td>3.31</td>
<td>40.7</td>
</tr>
<tr>
<td>Proposed Density (Applicant)</td>
<td>12.3</td>
<td>5.00</td>
<td>61.5</td>
</tr>
</tbody>
</table>

From Hillside & Ridgetop Protection Plan, page 33

LOW DENSITY AND RURAL RESIDENTIAL USES

Density and Land Disturbance Guidelines
As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines

<table>
<thead>
<tr>
<th>Percent of Slope</th>
<th>Recommended Maximum Density Factor</th>
<th>Recommended Maximum Land Disturbance Factor**</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 15</td>
<td>Knox County: 5 dua</td>
<td>50%</td>
</tr>
<tr>
<td></td>
<td>City of Knoxville: 6 dua</td>
<td></td>
</tr>
<tr>
<td>15 - 25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>25 - 40</td>
<td>0.5 dua</td>
<td>40%</td>
</tr>
<tr>
<td>40 or more</td>
<td>0.2 dua</td>
<td>10%</td>
</tr>
<tr>
<td>Ridgetops**</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1) in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 – 9), the ridgetop area should be determined on a case by case basis with each rezoning and related development proposal.

The Knoxville Knox County Hillside & Ridgetop Protection Plan — 33

Generated on 1/16/2020
Slope Analysis - Rezoning Case
Case: 2-E-20-RZ

Generated by Knox Planning Staff on 1/16/2020
DEVELOPMENT REQUEST

DEVELOPMENT
☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION
☐ Concept Plan
☐ Final Plat

ZONING
☐ Plan Amendment
☐ Rezoning

Applicant Name
Mesava Investments, LLC

Date Filed
12/30/19

Meeting Date (if applicable)
2/13/20

File Numbers(s)
2-E-20-R7

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

☐ Applicant  ☐ Owner  ☑ Option Holder  ☐ Project Surveyor  ☐ Engineer  ☐ Architect/Landscape Architect

Name
Scott Davis

Company
Mesava Investments, LLC

Address
P.O. Box 11315
Knoxville, TN 37939

City

State

Zip

Phone
(865) 606-8008

Email
swd444@gmail.com

CURRENT PROPERTY INFO

Owner Name (If different)
The Biggs Estate

Owner Address
9137 Bluegrass Road, Knoxville, TN 37922

New Address
9127, 9137, 9141, 9145, and 9 Bluegrass Road (144 114.144 115.144 116.144 117.144 111.01

Parcel ID

Property Address
Adjacent to Pine Springs S/D off Bluegrass

General Location
E of Pine Spring Pk

Tract Size
12.3 acres (+/-)

Jurisdiction (specify district above)  ☐ City  ☑ County
Southwest County

Zoning District
A/PR 1-3

Planning Sector
LDR (Hillside, Mid-Rise Protection)

Sector Plan Land Use Classification
Planned Growth

Residence/Vacant Land
N

Existing Land Use
Septic (Y/N)
Sewer Provider
Water Provider
FUD
FUD
FUD
REQUEST

☐ Development Plan  ☐ Use on Review / Special Use

☐ Residential  ☐ Non-Residential

☐ Home Occupation (specify):

☐ Other (specify):

☐ Proposed Subdivision Name

☐ Parcel Change

☐ Combine Parcels  ☐ Divide Parcel  Total Number of Lots Created:

☐ Other (specify):

☐ Attachments / Additional Requirements

☒ Zoning Change:  PR 1-5

Proposed Zoning

☐ Plan Amendment Change:

Proposed Plan Designation(s)

☒ Single Family Residential

5

Proposed Property Use (specify)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify):

PLAT TYPE

☐ Staff Review  ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders  ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEES

FEET 1: \$1,215

FEET 2: \$

FEET 3: \$

TOTAL: \$1,215

AUTHORIZATION

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

Applicant Signature: Scott Davis  Date: 12-30-2019

Phone Number: (865) 806-8008  Email: swd444@gmail.com

Staff Signature: Erin Kelby  Date: 12-30-2019
REQUIRED SIGN POSTING AGREEMENT
For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY
The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

[Signature]

Printed Name: Drew Staker

Phone: (865) 806-8008 Email: swd444@gmail.com

Date: 12/30/19

File Number: 2-F-20-DZ

REVISED MARCH 2019