**REZONING REQUESTED:** PR (Planned Residential)

**EXISTING LAND USE:** Agricultural/forestry/vacant

**EXTENSION OF ZONE:** PR zoning is to the south up to 3 du/ac

**HISTORY OF ZONING:** None noted for this property

**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.
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 Scott Davis <swd444@gmail.com> 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

Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

--

Thank you.
Scott Davis
865-806-8008

--

Liz Albertson, AICP
Senior Planner
865.215.3804

Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org
Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Case 2-E-20-RZ

Liz Albertson <liz.albertson@knoxplanning.org>  
Mon, Feb 3, 2020 at 10:09 AM

Reply-To: liz.albertson@knoxplanning.org
To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>
Cc: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Gerald Green <gerald.green@knoxplanning.org>, Amy Brooks <amy.brooks@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-F-20-RZ

Meeting Date: 2-13-2020
## Development Request

**Development**
- [ ] Development Plan
- [ ] Use on Review / Special Use

**Subdivision**
- [ ] Concept Plan
- [ ] Final Plat

**Zoning**
- [X] Rezoning

---

**Applicant**

Mesana Investments, LLC

---

**Date Filed**

12/18/19

**Meeting Date (if applicable)**

2/13/20

**File Numbers(s)**

2-F-20-RZ

---

## CORRESPONDENCE

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

- [ ] Applicant
- [ ] Owner
- [X] Option Holder
- [ ] Project Surveyor
- [ ] Engineer
- [ ] Architect/Landscape Architect

**Name**

Scott Davis

**Company**

Mesana Investments, LLC

**Address**

P.O. Box 11315

Knoxville, TN 37939

**Phone**

(865) 805-8008

**Email**

swd444@gmail.com

---

## CURRENT PROPERTY INFO

**Owner Name (if different)**

The Biggs Estate

**Owner Address**

9137 Bluegrass Rd.

**Owner Phone**

- 9145 Bluegrass Rd.

**Parcel ID**

144 117

**General Location**

Adjacent to Pine Springs S/D off Bluegrass Rd.

**Tract Size**

0.70 ac. (±)

**Jurisdiction (specify district above)**

- [ ] City
- [X] County

**Zoning District**

- [ ] A

**Planning Sector**

Southwest County

**Sector Plan Land Use Classification**

LDR

**Growth Policy Plan Designation**

Planned Growth

**Existing Land Use**

- [X] Residence / Vacant Land

- N

**Sewer Provider**

FUD

**Water Provider**

FUD
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:

1/30/19 and 2/14/20

(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: __________________________

Printed Name: Drew Stater

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

Date: 12/30/19

File Number: 2-F-20-RZ

REVISED MARCH 2019