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

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.
2-E-20-RZ
REZONING - SLOPE ANALYSIS

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

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>8.96</td>
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</table>

Hillside and Ridgetop Protection Area

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

<p>| | |</p>
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<tr>
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Site Total

<p>| |</p>
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<tr>
<td>12.29</td>
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### Staff - Slope / Density Analysis

**Case: 2-E-20-RZ**

#### For Rezoning Plan Amendment Application

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>ACRES</th>
<th>RECOMMENDED DENSITY</th>
<th>NUMBER OF UNITS</th>
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<tbody>
<tr>
<td>Non-Hillside</td>
<td>8.96</td>
<td>4.00</td>
<td>35.8</td>
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<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>
</tr>
<tr>
<td>25-40% Slope</td>
<td>1.35</td>
<td>0.50</td>
<td>0.7</td>
</tr>
<tr>
<td>Greater than 40%</td>
<td>0.07</td>
<td>0.20</td>
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<tr>
<td>Ridgetops</td>
<td>0</td>
<td>3.00</td>
<td>0.0</td>
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</tbody>
</table>

**Subtotal: Sloped Land**

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<tr>
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<tr>
<td>Maximum Density Guideline</td>
<td>12.3</td>
<td>3.31</td>
<td>40.7</td>
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</table>

**Proposed Density**

<p>| | | | |</p>
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<tr>
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<tr>
<td>Applicant</td>
<td>12.3</td>
<td>5.00</td>
<td>61.5</td>
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#### 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>
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<tbody>
<tr>
<td>0 - 15</td>
<td>Knox County: 5 d/u</td>
<td>100%</td>
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<tr>
<td></td>
<td>City of Knoxville: 6 d/u</td>
<td></td>
</tr>
<tr>
<td>15 - 25</td>
<td>0.5 d/u</td>
<td>50%</td>
</tr>
<tr>
<td>25 - 40</td>
<td>0.2 d/u</td>
<td>20%</td>
</tr>
<tr>
<td>40 or more</td>
<td>0.1 d/u</td>
<td>10%</td>
</tr>
<tr>
<td>Ridgetops***</td>
<td>0 d/u</td>
<td>10%</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.

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**From Hillside & Ridgetop Protection Plan, page 33**

The Knoxville Knox County Hillsides and Ridgetop Protection Plan — 33

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**2-E-20-RZ REZONING - SLOPE ANALYSIS**

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

**Slope Analysis - Rezoning Case**

- Map No: 144
- Jurisdiction: County
- Original Print Date: 1/19/2020
- Revised: Metropolitan Planning Commission, City / County Building, Knoxville, TN 37902
- Case: 2-E-20-RZ
[Planning Commission Comment] Fwd: Case 2-E-20-RZ

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

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
## DEVELOPMENT REQUEST

<table>
<thead>
<tr>
<th>DEVELOPMENT</th>
<th>SUBDIVISION</th>
<th>ZONING</th>
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<tbody>
<tr>
<td>□ Development Plan</td>
<td>□ Concept Plan</td>
<td>□ Plan Amendment</td>
</tr>
<tr>
<td>□ Planned Development</td>
<td>□ Final Plat</td>
<td>✔ Rezoning</td>
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<tr>
<td>□ Use on Review / Special Use</td>
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<table>
<thead>
<tr>
<th>Applicant Name</th>
<th>Affiliation</th>
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<td>Mesava Investments, LLC</td>
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<thead>
<tr>
<th>Date Filed</th>
<th>Meeting Date (if applicable)</th>
<th>File Numbers(s)</th>
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<tr>
<td>12/30/19</td>
<td>2/13/20</td>
<td>2 - E - 20 - R2</td>
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</table>

## CORRESPONDENCE

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

- Applicant: ☐
- Owner: ☐
- Option Holder: ☒
- Project Surveryor: ☐
- Engineer: ☐
- Architect/Landscape Architect: ☐

<table>
<thead>
<tr>
<th>Name</th>
<th>Company</th>
</tr>
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<tbody>
<tr>
<td>Scott Davis</td>
<td>Mesava Investments, LLC</td>
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<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>P.O. Box 11315</td>
<td>Knoxville</td>
<td>TN</td>
<td>37939</td>
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</table>

<table>
<thead>
<tr>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>(865) 606-8008</td>
<td><a href="mailto:swd444@gmail.com">swd444@gmail.com</a></td>
</tr>
</tbody>
</table>

## CURRENT PROPERTY INFO

- **Owner Name (If different):** The Biggs Estate
- **Owner Address:** 9137 Bluegrass Road, Knoxville, TN 37922
- **Owner Phone:** D.S.

- **Property Address:** 9127, 9137, 9141, 9145, and 9 Bluegrass Road
- **Parcel ID:** (144 114.1 144 115.1) (144 116.144 117.144 118.1)
- **N of:** 12.3 acres (+/-)
- **E of:** Pine Springs Rd
- **General Location:** 5 acres

- **Jurisdiction (specify district above):** A/PR 1-3
- **Zoning District:** LDR (Hillside Protection)

- **Planning Sector:** Southwest County
- **Sector Plan Land Use Classification:** Planned Growth
- **Residence/Vacant Land:** N
- **Existing Land Use:** Septic (Y/N)
- **Sewer Provider:** FUH
- **Water Provider:** FUH
REQUEST

☐ Development Plan  ☐ Use on Review / Special Use

☐ Residential  ☐ Non-Residential

☐ Home Occupation (specify):

☐ Other (specify):

☐ Proposed Subdivision Name

Un: // Phase Number

☐ 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

FEE 1:  $1215.00

FEE 2:  $XX

FEE 3:  $XX

TOTAL:  $1215

AUTHORIZATION

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

[Signature]

Applicant Signature  Scott Davis  12-30-2019

Please Print  Date

(865) 806-8008  swd444@gmail.com

Phone Number  Email

[Signature]

Staff Signature  Erin Kelby  12-30-2019

Please Print  Date
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 Staker

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

Date: 12/30/19

File Number: 2-F-20-RZ

REVISED MARCH 2019