FILE #: 2-F-20-RZ
AGENDA ITEM #: 8

APPLICATION:
MESANA INVESTMENTS, LLC

OWNER(S):
The Biggs Estate

TAX ID NUMBER: 144 117
JURISDICTION: County Commission District 5
STREET ADDRESS: 9145 Bluegrass Rd.

LOCATION:
West of Ebenezer Rd, east of Pine Springs Rd, off of Bluegrass Rd

APPROX. SIZE OF TRACT: 0.7 acres
SECTOR PLAN: Southwest County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Bluegrass Road is a minor collector with a pavement width of approximately 18 feet and a right-of-way width of 66 feet.

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:
Agricultural/forestry/vacant

DENSITY PROPOSED:
5 du/ac

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

HISTORY OF ZONING:
None noted for this property

SURROUNDING LAND USE AND ZONING:
North:
Single family residential - RA (Low Density Residential) and A (Agricultural)

South:
Single family residential - PR (Planned Residential)

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

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.
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

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.

Scott Davis
Name
Mesana Investments, LLC
Company
P.O. Box 11315
Address
Knoxville, TN
City State Zip
(865) 806-8008
Phone
swd449@gmail.com
Email

CURRENT PROPERTY INFO

Owner Name (if different): The Biggs Estate
Owner Address: 9145 Bluegrass Rd.
Owner Phone:

Property Address: 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): 5
City: N
County: A
Zoning District:

Planning Sector: Southwest County
Sector Plan Land Use Classification: LDR
Growth Policy Plan Designation: Planned Growth

Existing Land Use: Residence/Vacant Land
Septic (Y/N): 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: [Signature]

Printed Name: Drew Stater

Phone: (865) 806-8008 Email: swd999@gmail.com

Date: 12/30/19

File Number: 2-F-20-RZ

REVISED MARCH 2019