REZONING REPORT

FILE #: 3-G-20-RZ  AGENDA ITEM #:  15
AGENDA DATE:  3/12/2020

APPLICANT:  SCOTT DAVIS / MESANA INVESTMENTS, LLC
OWNER(S):  Richard Steiner

TAX ID NUMBER: 29  166
JURISDICTION:  County Commission District 8
STREET ADDRESS:  6414 Stormer Rd.

LOCATION:  South side of Stormer Rd., west of Beeler Rd intersection, south of E. Emory Rd.

APPX. SIZE OF TRACT:  64 acres
SECTOR PLAN:  Northeast County
GROWTH POLICY PLAN:  Planned Growth Area
ACCESSIBILITY:  Stormer Road is a minor collector with a road width of 15 feet and a right-of-way width of 60 feet.
UTILITIES:  Water Source:  Hallsdale-Powell Utility District
Sewer Source:  Hallsdale-Powell Utility District
WATERSHED:  Beaver Creek

PRESENT ZONING:  A (Agricultural)
ZONING REQUESTED:  PR (Planned Residential)
EXISTING LAND USE:  Agricultural/forestry/vacant designation but contains a detached single family house
DENSITY PROPOSED:  5 du/ac
EXTENSION OF ZONE:  PR zoning is adjacent to the west, but at a density of 1-2 du/ac
HISTORY OF ZONING:  None noted for this property.
SURROUNDING LAND USE AND ZONING:  North:  Agricultural/forestry/vacant, rural residential and single family residential - A (Agricultural)
South:  Rural residential and agricultural/forestry/vacant - A (Agricultural) and RA (Low Density Residential)
East:  Rural residential - A (Agricultural)
West:  Agricultural/forestry/vacant - PR (Planned Residential)
NEIGHBORHOOD CONTEXT:  Stormer Rd is bordered on either side by developments with small, single-family homes and manufactured homes to the north. As the road turns east at this property, it becomes more rural, with large homes on large lots and forested land.

STAFF RECOMMENDATION:
Withdrew the rezoning request per the applicant's request.

Staff recommends withdrawing the rezoning request per the applicant's request, which was received via email on 3/3/2020.
If approved, this item will be forwarded to Knox County Commission for action on 4/27/2020. 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.

ESTIMATED TRAFFIC IMPACT: 3032 (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: 106 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs 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.
Confirmation of removing 6414 Stormer Rd from Planning Commission agenda

Michelle Portier <michelle.portier@knoxplanning.org>  
To: Scott Davis <swd444@gmail.com>  

Scott,

I received a phone call and email from Lee Dunlap of Eagle Bend Development requesting we remove this item from next week's Planning Commission agenda. Since his name isn't listed on the application, I wanted to confirm with you that you would like to remove this item from consideration. Also, he did not say whether the item was to be postponed or removed entirely, so if you could clarify that, I would appreciate it!

Thank you!
Michelle

--
Michelle Portier, AICP  
Planner  
865.215.3821

Scott Davis <swd444@gmail.com>  
Reply-To: swd444@gmail.com  
To: Lee Dunlap <Eleed66@yahoo.com>, Michelle Portier <michelle.portier@knoxplanning.org>  

Thank you very much for the follow up. Please remove from the agenda.

Scott Davis  
[Quoted text hidden]

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Thank you.

Scott Davis  
865-806-8008

Michelle Portier <michelle.portier@knoxplanning.org>  
To: Scott Davis <swd444@gmail.com>  

Thank you! Is it a complete withdrawal, then, not a postponement?

[Quoted text hidden]

Scott Davis <swd444@gmail.com>  

3-G-20-RZ
REZONING

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

Petitioner: Mesana Investments

Map No: 29
Jurisdiction: County

Original Print Date: 2/18/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902
DEVELOPMENT REQUEST

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

SUBDIVISION
☐ Concept Plan
☐ Final Plat

ZONING
☐ Plan Amendment
☐ Rezoning

Applicant Name: Mesana Investments, LLC
Date Filed: 11/27/2020
Meeting Date (if applicable): 3/17/2020
File Numbers(s): 3-G-20-22

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: Mesana Investments, LLC
Address: P.O. Box 11315
City: Knoxville
State: TN
Zip: 37939
Phone: (865) 606-8008
Email: swd444@gmail.com

CURRENT PROPERTY INFO

Owner Name (if different): Richard Steinweber
Owner Address: 9641 Homestead Rd, Anchorage, AK 99517

Property Address: 6414 Stormer Road, 37918
Parcel ID: 029 166
General Location:
Near Stormer Rd and Beeler Rd intersection
64 acres (1/2)

Jurisdiction (specify district above)  ☐ City  ☑ County  ☐ Zoning District

Planning Sector: Northeast County
Sector Plan Land Use Classification:

Existing Land Use: Vacant Land
Septic (Y/N): N
Sewer Provider: Hallsdale - Powell
Water Provider:
REQUEST

□ Development Plan  □ Use on Review / Special Use

□ Residential  □ Non-Residential

□ Home Occupation (specify):

□ Other (specify):

□ Proposed Subdivision Name  □ Unit / Phase Number

□ Parcel Change

□ Combine Parcels  □ Divide Parcel  Total Number of Lots Created: __________

□ Other (specify):

□ Attachments / Additional Requirements

☑ Zoning Change:  PR 2018-1-5

Proposed Zoning

□ Plan Amendment Change:

Proposed Plan Designation(s)

☑ Single Family Residential  5

Proposed Density (units/acre)  N/A

☑ Proposed Property Use (specify)  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: $3805.00  TOTAL: $3805.00

FEE 2: $3805.00

FEE 3: 

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

Drew Stater  1/27/2020
Applicant Signature  Date

(865) 306-8008  swad844@gmail.com
Phone Number  Email

Drew Stater
Please Print

Elizabeth Alberson  1/27/2020
Staff Signature  Date

Elizabeth Alberson
Please Print
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:

Feb 24th (Wed) and March 13 (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: 

Phone: (865) 806-8008 Email: sward444@gmail.com

Date: 1-27-20

File Number: 3-6-20-RZ

REVISED MARCH 2019