FILE #: 3-H-20-RZ

APPLICANT: SCOTT DAVIS / MESANA INVESTMENTS, LLC
OWNER(S): Daniel & Lisa Green - John & Jennifer Little

TAX ID NUMBER: 144  112.02 (PART OF)
JURISDICTION: County Commission District 5
STREET ADDRESS: 0 Coile Ln.

LOCATION: South end of Coile Ln., west of Staffwood Rd., north of Bluegrass Rd.

APPX. SIZE OF TRACT: 17.03 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: First Knox Utility District
Sewer Source: First Knox Utility District
WATERSHED: Ten Mile Creek

PRESENT ZONING: A (Agricultural) for 9.4 acres only
ZONING REQUESTED: PR (Planned Residential)
EXISTING LAND USE: Agriculture/forestry/vacant

DENSITY PROPOSED: 5 du/ac
EXTENSION OF ZONE: PR is adjacent to the east and south.
HISTORY OF ZONING: None noted.
SURROUNDING LAND USE AND ZONING:
North: Agriculture/forestry/vacant, rural residential - PR (Planned Residential)
South: Agriculture/forestry/vacant - PR (Planned Residential)
East: Single family residential - PR (Planned Residential)
West: Rural residential - A (Agricultural)

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

VIEW MAP ON KGIS 3/12/2020 3-H-20-RZ FILE #: 3/4/2020 10:30 AM LIZ ALBERTSON PAGE #: 16-1
documentation of access can be provided by the applicant for the overall areas proposed for rezoning.

ESTIMATED TRAFFIC IMPACT: 519 (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: 19 (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 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.
3-H-20-RZ
REZONING

From: A (Agricultural) for 9.4 acres only
To: PR (Planned Residential)

Jurisdiction: County

Petitioner: Mesana Investments

Map No: 144

Original Print Date: 2/18/2020
Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902
3-H-20-RZ Slope Analysis

Non-Hillside Portions

Hillside and Ridgetop Protection Area

<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>111</td>
<td>0.06</td>
</tr>
<tr>
<td>2</td>
<td>15%-25%</td>
<td>1920</td>
<td>1.10</td>
</tr>
<tr>
<td>3</td>
<td>25%-40%</td>
<td>424</td>
<td>0.24</td>
</tr>
<tr>
<td>4</td>
<td>&gt;40%</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1.41</td>
</tr>
</tbody>
</table>

Ridgetop Area

Site Total 9.21
For Rezoning Plan Amendment Application

Staff - Slope / Density Analysis
Case: 3-H-20-RZ

Generated by Knox Planning Staff on 2/16/2020

<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>7.8</td>
<td>4.00</td>
<td>31.2</td>
</tr>
<tr>
<td>0-15% Slope</td>
<td>0.06</td>
<td>3.00</td>
<td>0.2</td>
</tr>
<tr>
<td>15-25% Slope</td>
<td>1.1</td>
<td>2.00</td>
<td>2.2</td>
</tr>
<tr>
<td>25-40% Slope</td>
<td>0.24</td>
<td>0.50</td>
<td>0.1</td>
</tr>
<tr>
<td>Greater than 40% Slope</td>
<td>0</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>1.4</td>
<td></td>
<td>2.5</td>
</tr>
<tr>
<td>Maximum Density Guideline (Hillside &amp; Ridgetop Protection Plan)</td>
<td>9.2</td>
<td>3.66</td>
<td>33.7</td>
</tr>
<tr>
<td>Proposed Density (Applicant)</td>
<td>9.2</td>
<td>5.00</td>
<td>46.0</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; City of Knoxville: 6 dua</td>
<td>100%</td>
</tr>
<tr>
<td>15 - 25</td>
<td>7 dua</td>
<td>50%</td>
</tr>
<tr>
<td>25 - 40</td>
<td>0.5 dua</td>
<td>20%</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 (PR-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 most 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.
DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

☐ Concept Plan
☐ Final Plat

ZONING

☐ Plan Amendment
☐ Rezoning

Applicant Name

Mesaan Investments, LLC

Affiliation

Date Filed

1/22/2020

Meeting Date (if applicable)

3/12/2020

File Numbers(s)

3-H-20-R2

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

Mesaan Investments, LLC

P.O. Box 11315

Knoxville

TN

37939

Address

City

State

Zip

Phone

(865) 806-8008

Email

smy4444@gmail.com

CURRENT PROPERTY INFO

Owner Name (if different)

Daniel and Lisa Green / John and Jennifer Little

Owner Address

1133 Coile Road

Owner Phone

144 112.02 (part of)

Parcel ID

South end of Coile Ln, west of Staffwood Rd, north of Bluegrass Rd

Property Address

Adjacent to Reservoir S/D, near Bluegrass Road

General Location

9.9 acres (+/-)

Tract Size

0 Coile Lane

Jurisdiction (specify district above)

☐ City  ☑ County

Zoning District

Southwest County

Planning Sector

LDR

Sector Plan Land Use Classification

Planned Growth

Vacant Land

Existing Land Use

N  ☑ FUD

Septic (Y/N)

Sewer Provider

FUD

Water Provider
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  N/A

☑ 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

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ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

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

☐ Traffic Impact Study

---

FEE 1: $1,070.00

FEE 2:

FEE 3:

TOTAL: $1,070.00

---

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

Applicant Signature  Date

Drew Stater  11/27/2020

Please Print

(865) 908-8008

Email

Staff Signature  Date

Michael Reynolds  1/27/2019

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 26 2020** and **March 13 2020**

(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@swatemail.com
Date: 1/27/2020
File Number: 3-H-20-R2

REVISED MARCH 2019