

REZONING REPORT

▶ **FILE #:** 2-D-20-RZ

AGENDA ITEM #: 12

AGENDA DATE: 2/13/2020

▶ **APPLICANT:** SCOTT DAVIS / MESANA INVESTMENTS, LLC

OWNER(S): Don Davis

TAX ID NUMBER: 20 158.01

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7711 Thompson School Rd.

▶ **LOCATION:** **West side of Thompson School Rd, adjacent to Wheatmeadow subdivision, east of Coppock Rd**

▶ **APPX. SIZE OF TRACT:** **43.83 acres**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Thompson School Road is a major collector with a pavement width of 18.6 feet and a right-of-way width of 60 feet.

UTILITIES: Water Source: Northeast Knox 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 (vacant parcel)**

▶ **DENSITY PROPOSED:** **1-5 du/ac**

EXTENSION OF ZONE: PR zoning with up to 4 du/ac is to the east

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Single Family Residential and Agricultural/Forestry/Vacant - A (Agricultural)

South: Agricultural/Forestry/Vacant - A (Agricultural)

East: Single Family Residential and Rural Residential - PR (Planned Residential)

West: Single Family Residential, Rural Residential, and Agricultural/Forestry/Vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area has been transitioning from a rural area to a residential area with small, single-family lots. Rezoning to PR began in the mid-1990s, with PR developments being built through the early 2000s. Gibbs Elementary, Middle, and High Schools are nearby to the east off of Tazewell Pike.

STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) designation and is near Gibbs schools.**

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The area has been transitioning towards PR zoning since the early 2000's, with several rezonings from the Agricultural zone to the Planned Residential zone occurring since then.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The proposed amendment to PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
- 2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. If rezoned with the maximum density allowed, the development could hold up to 219 dwelling units and generate approximately 2139 trips per day, so a traffic impact analysis would be required with the development review.
- 2. The site has good proximity to amenities - it is approximately 2 miles by vehicle to Gibbs Elementary, Middle, and High schools and is near Gibbs Fountain Park.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The current sector plan designation supports PR zoning with up to 5 du/ac in the Planned Growth Area f o Knox County.
- 2. PR zoning is adjacent to the northeast and is nearby to the south.
- 3. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain

ESTIMATED TRAFFIC IMPACT: 2139 (average daily vehicle trips)

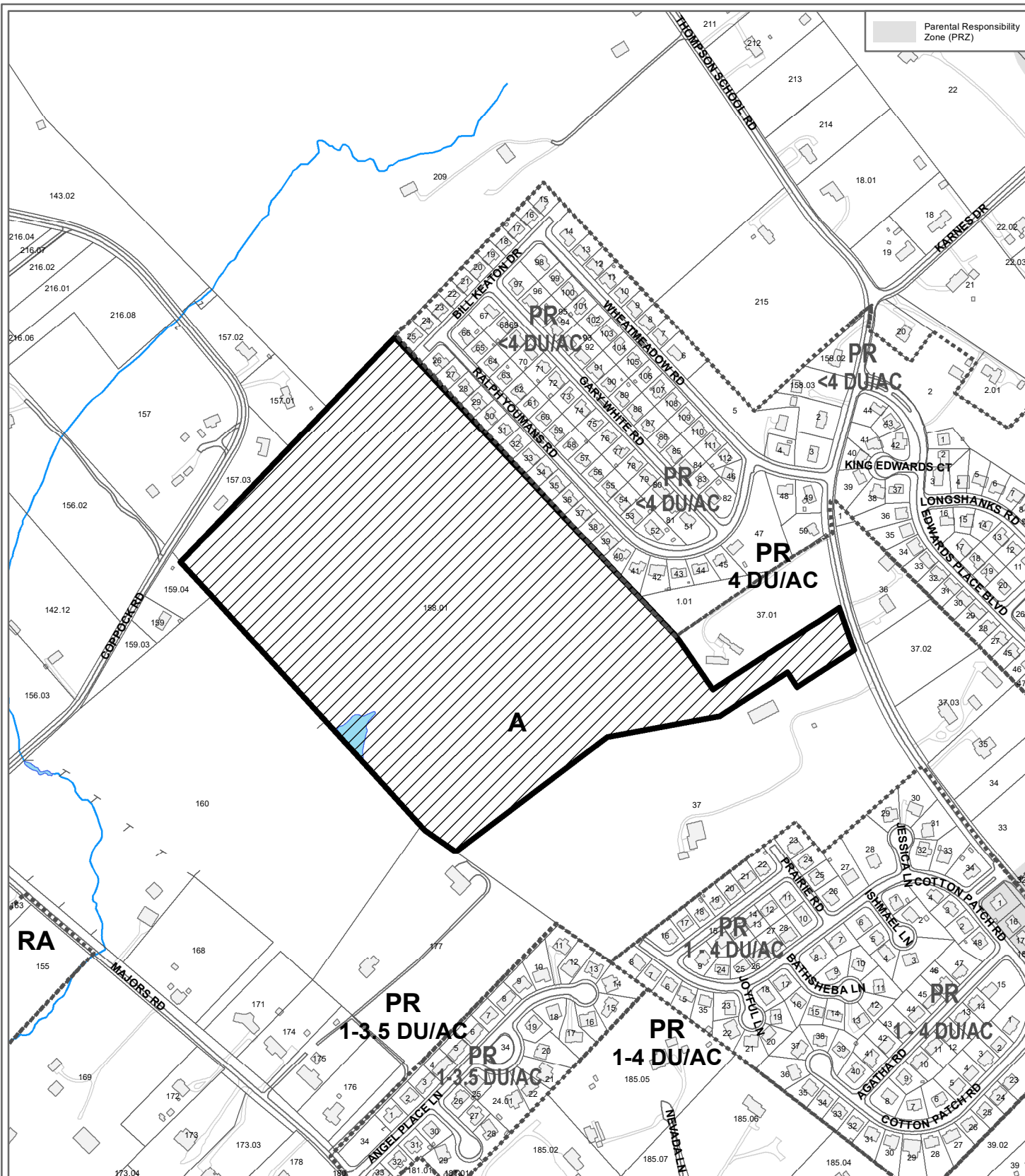
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 73 (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.

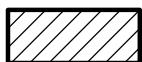
If approved, this item will be forwarded to Knox County Commission for action on 3/30/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**2-D-20-RZ
REZONING**

From: A (Agricultural)

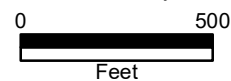
To: PR (Planned Residential)



Petitioner: Davis / Mesana Investments, LLC, Scott

Map No: 20

Jurisdiction: County



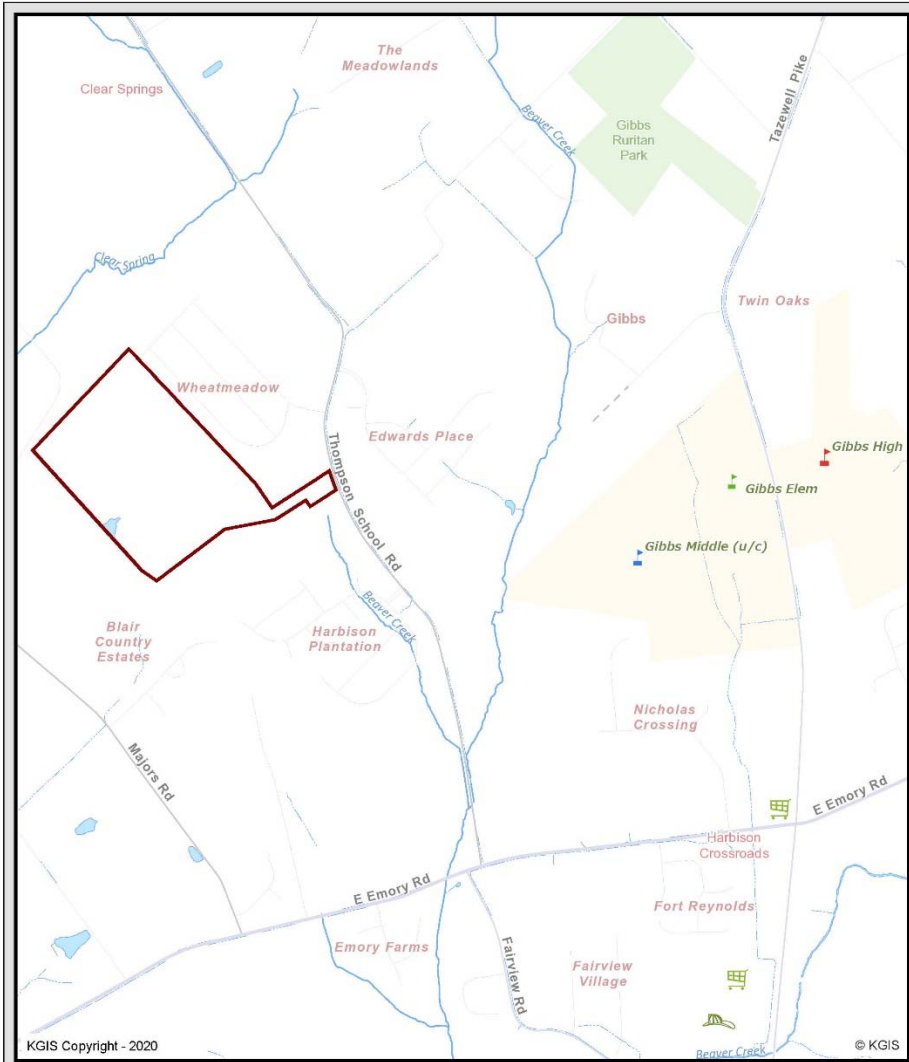
Original Print Date: 1/13/2020

Revised:

Knoxville - Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

2-D-19-RZ

EXHIBIT A. Contextual Images

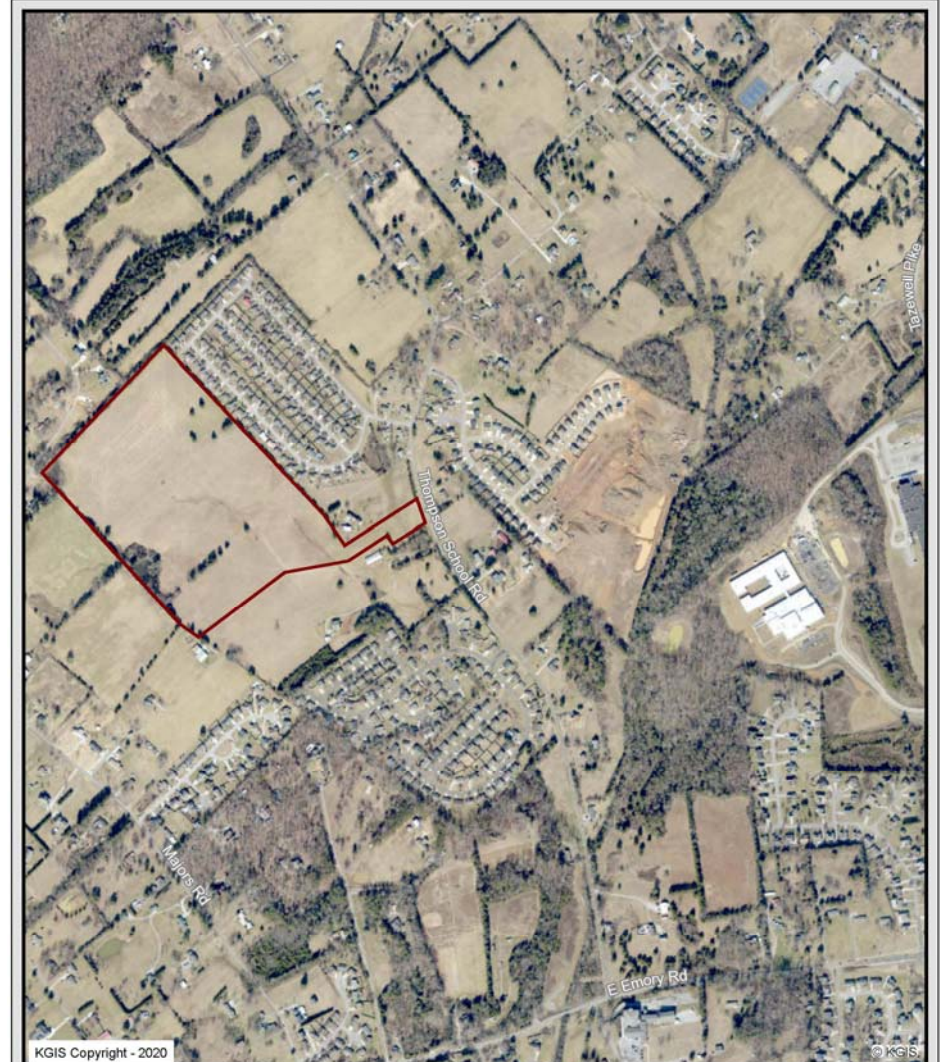


2-D-20-RZ: Location Map
7711 Thompson School Rd
Knoxville - Knox County - KUB Geographic Information System

Printed: 1/21/2020 at 10:57:00 AM

0 475 950 1,900
ft

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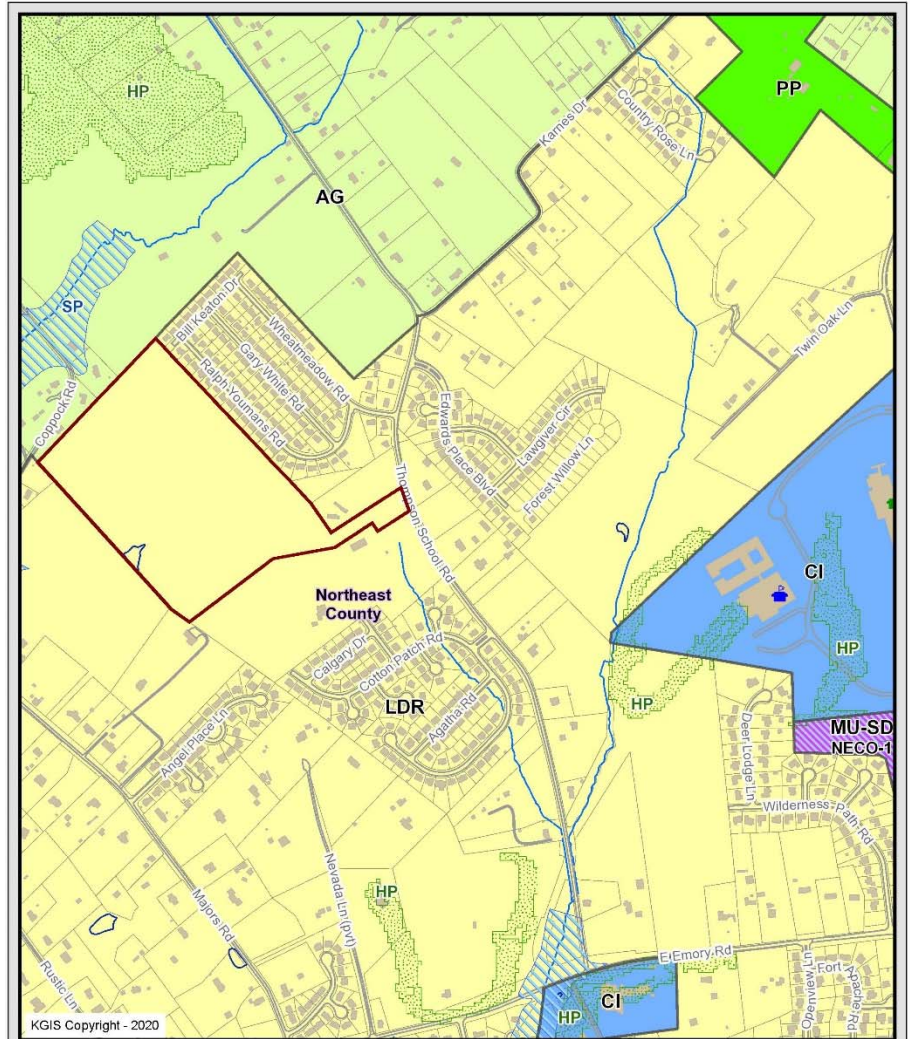
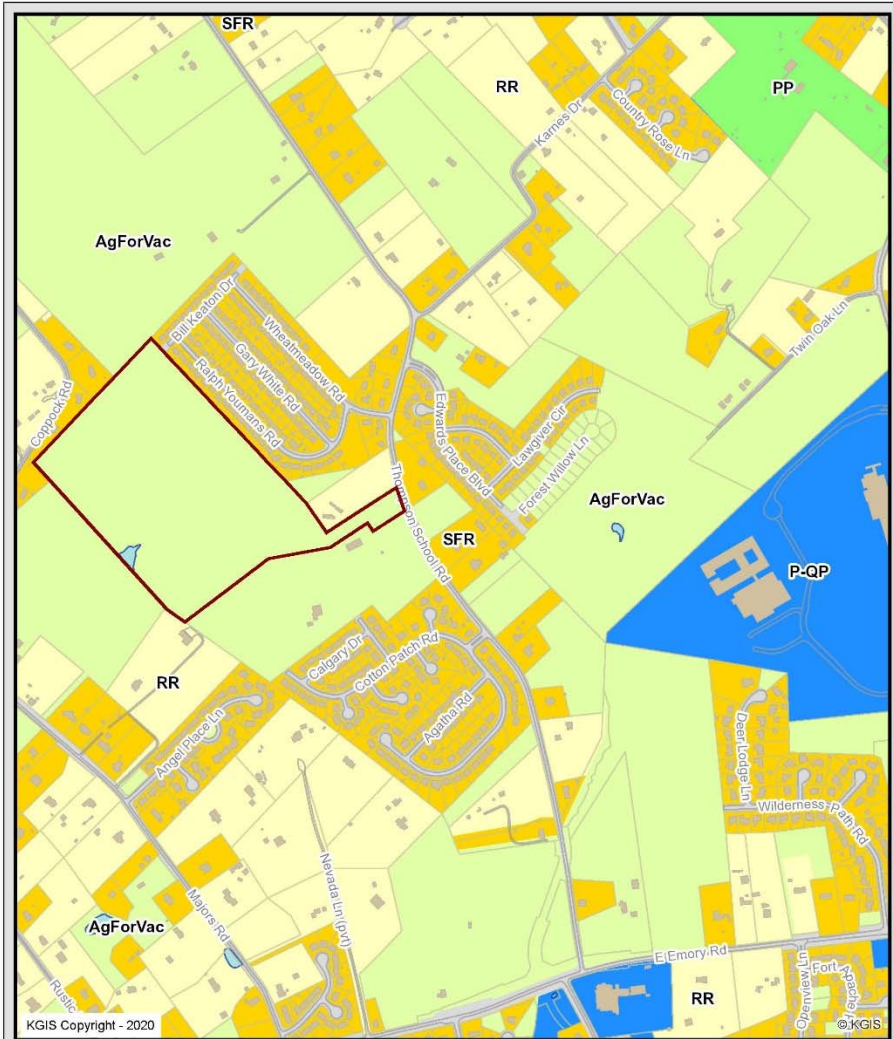
2-D-20-RZ: Aerial Map
7711 Thompson School Rd
Knoxville - Knox County - KUB Geographic Information System

Printed: 1/21/2020 at 11:01:39 AM

0 380 760 1,520
ft

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2-D-19-RZ
EXHIBIT A. Contextual Images



2-D-20-RZ: Existing Land Use Map
 7711 Thompson School Rd
 Knoxville - Knoxville - KUB Geographic Information System

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 ft

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2-D-20-RZ: Sector Plan Map
 7711 Thompson School Rd
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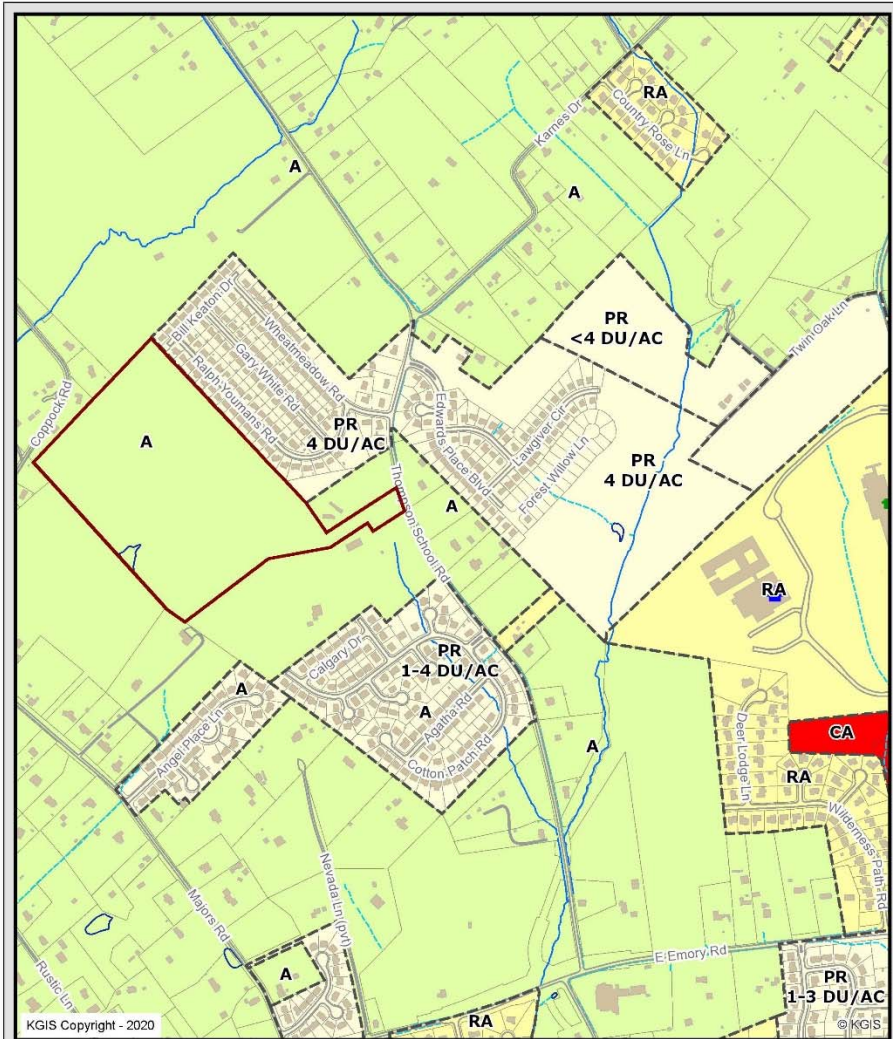
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 ft

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2-D-19-RZ

EXHIBIT A. Contextual Images



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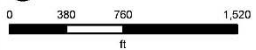
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2-D-20-RZ: Zoning Map
7711 Thompson School Rd

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DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Mesana Investments, LLC

Applicant Name		Affiliation
12/30/19	2/13/20	2-D-20-RZ
Date Filed	Meeting Date (if applicable)	File Numbers(s)

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

Scott Davis

Mesana Investments, LLC

Name	Company		
P.O. Box 11315	Knoxville	TN	37939
Address	City	State	Zip
(865) 806-8008	swd444@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Don L. Davis

7717 Thompson School Road, Knoxville, TN

Owner Name (if different)	Owner Address	Owner Phone
7711 Thompson School Road, Knoxville, TN 37721	020 158.01	

Property Address	Parcel ID
w/ S Thompson School Rd E/ of Coppock Rd Southern portion of Thompson School Road (Adjacent to Wheatmeadow S/D)	43.83 acres (+/-)

General Location	Tract Size
8	A

Jurisdiction (specify district above)	<input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
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Northeast County	LDR	Planned Growth
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Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
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Vacant Land	N	Hallsdale-Powell	Hallsdale-Powell
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Existing Land Use	Septic (Y/N)	Sewer Provider	Water Provider
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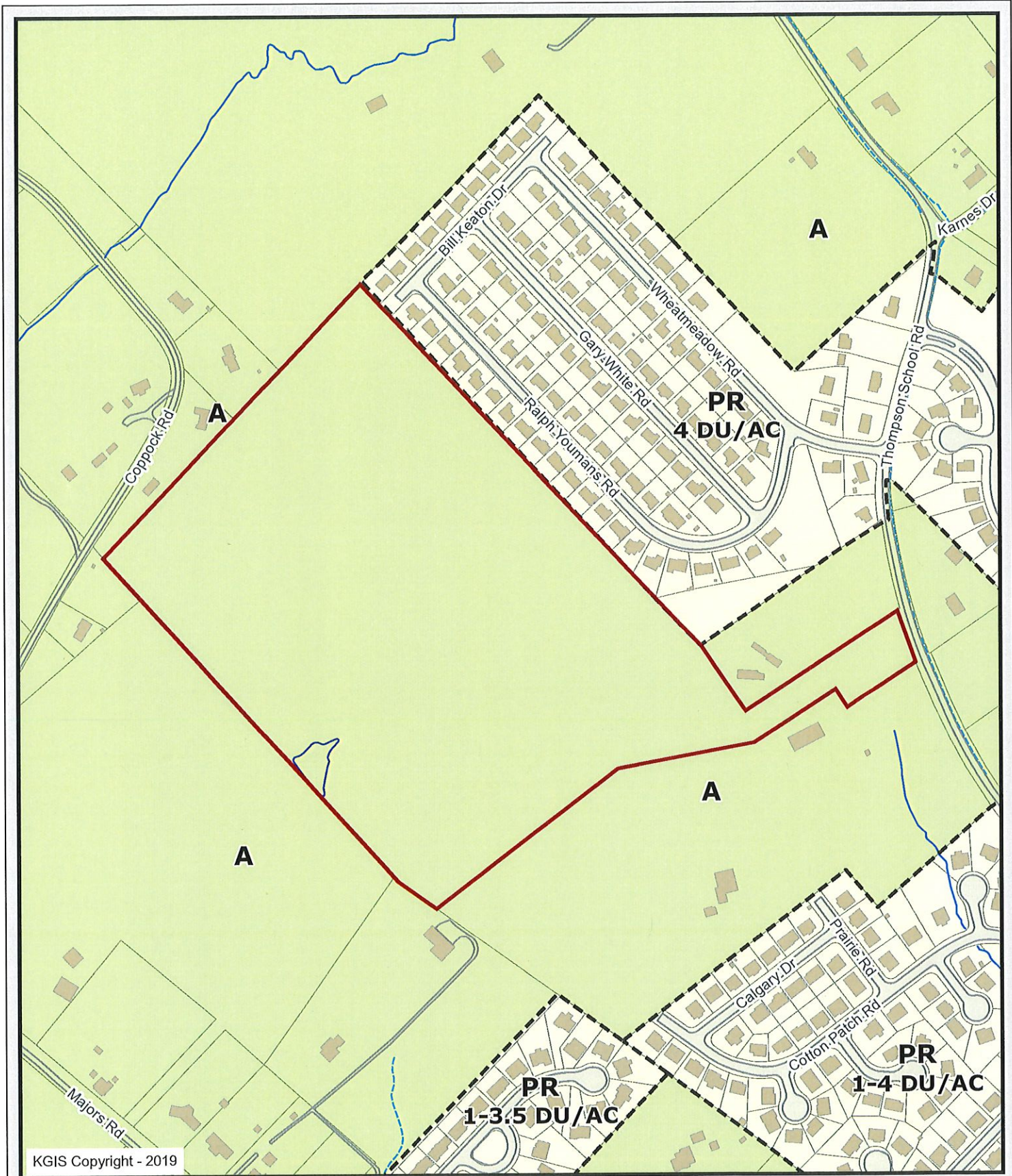
REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		
	<input type="checkbox"/> Home Occupation (specify): _____		
	<input type="checkbox"/> Other (specify): _____		
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____		Unit / Phase Number _____
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____		
	<input type="checkbox"/> Other (specify): _____		
	<input type="checkbox"/> Attachments / Additional Requirements		
ZONING	<input checked="" type="checkbox"/> Zoning Change: <u>PR 1 - 5</u> Proposed Zoning _____		
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____		
	Single Family Residential	5	N/A
	<input checked="" type="checkbox"/> Proposed Property Use (specify)	Proposed Density (units/acre)	Previous Rezoning Requests
<input type="checkbox"/> Other (specify): _____			

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1:	TOTAL:
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	2791.50	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	X	
		X	
			2791.50

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

	Scott Davis	12/30/19
Applicant Signature	Please Print	Date
(865) 806-8008	swd444@gmail.com	
Phone Number	Email	
	Marc Payne	12/30/19
Staff Signature	Please Print	Date



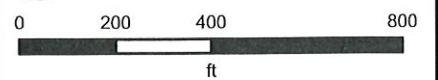
Letter Portrait

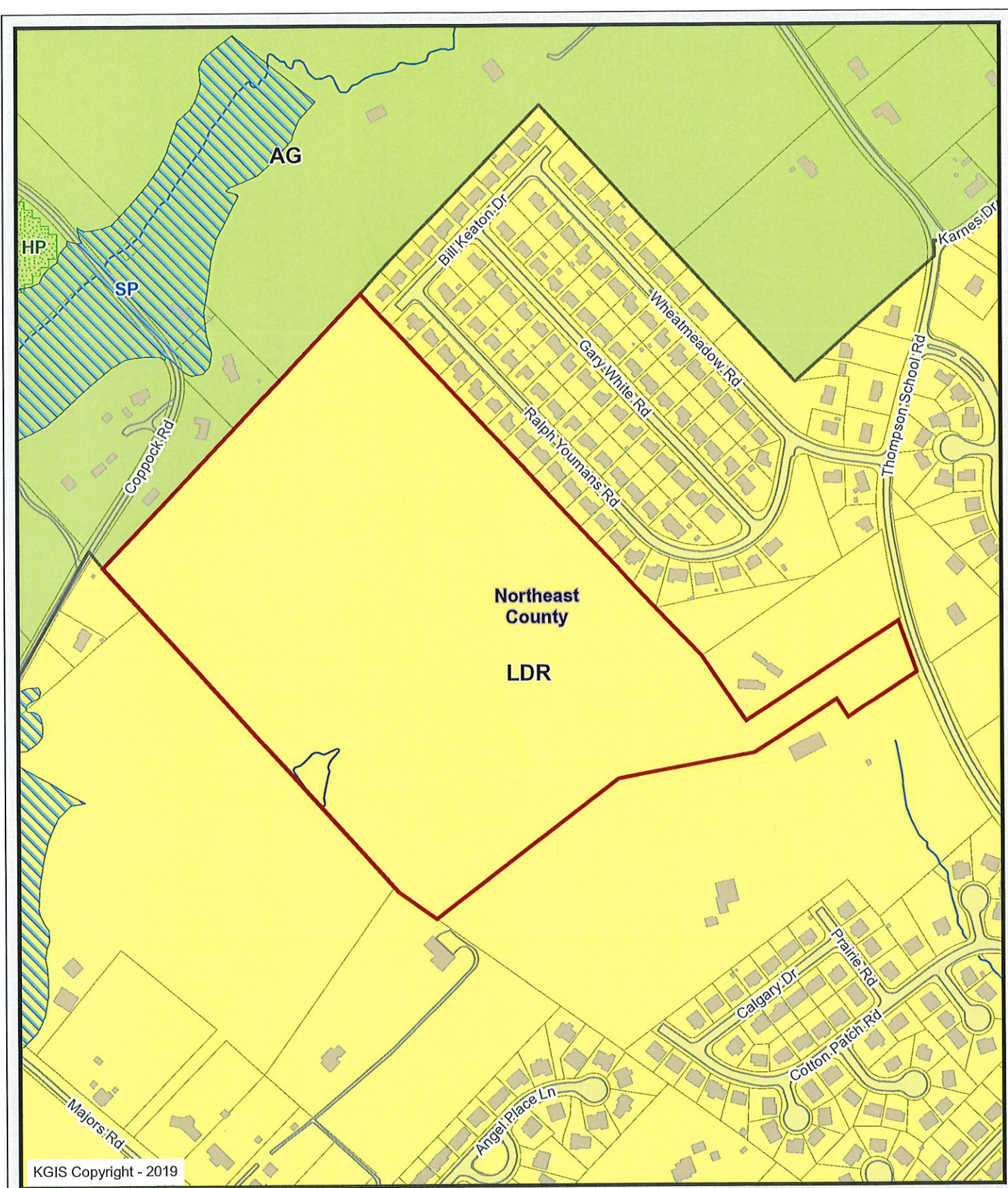
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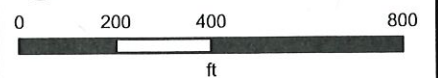


Letter Portrait

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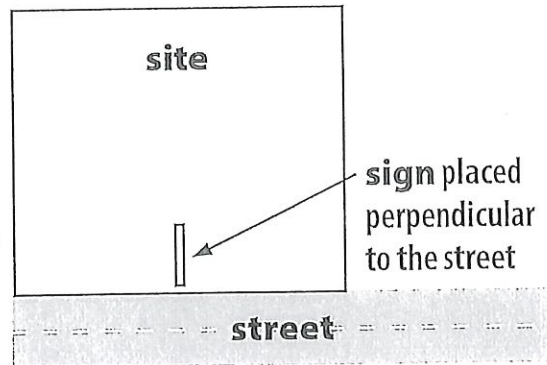
REQUIRED SIGN POSTING AGREEMENT

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: Drew Stater

Printed Name: Drew Stater

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

Date: 12/30/19

File Number: 2-D-20-RZ