

Applicant: SCOTT DAVIS MESANA INVESTMENTS, LLC

Request: REZONING

Meeting Date: 7/8/2024

Address: 3239 George Light Rd.

Map/Parcel Number: 89 166

Location: West side of George Light Rd, north of Rather Rd

Existing Zoning: A (Agricultural)

Proposed Zoning: PR (Planned Residential) up to 5 du/ac

Existing Land Use: Agriculture/Forestry/Vacant

Proposed Land Use: N/A

Appx. Size of Tract: 6.71 acres

Accessibility: Access is via George Light Rd, a local road with a pavement width of 16 ft within a 50 ft right-of-way.

Surrounding Zoning and Land Uses: North: A (Agricultural), TO (Technology Overlay) - Single family residential, rural residential

South: A (Agricultural), TO (Technology Overlay) - Agriculture/forestry/vacant land, public/quasi-public land (church)

East: RA (Low Density Residential), TO (Technology Overlay) - Single family residential

West: Pellissippi Parkway right-of-way

Comments: The decision of this body will be a recommendation to the Planning Commission, which will hear the rezoning and plan amendment requests at its July 11, 2024 meeting (Case 7-U-24-RZ).

PURSUANT TO ARTICLE V, SECTION 1 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A REZONING MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSED REZONING WITH THE TTCDA COMPREHENSIVE DEVELOPMENT PLAN (THE EQUIVALENT OF THE TTCDA DESIGN GUIDELINES) AND OTHER PLANS AFFECTING DEVELOPMENT WITHIN THE TECHNOLOGY OVERLAY

1. Knox County Comprehensive Plan:

a. The subject property's place type in the Knox County Comprehensive Plan is SR (Suburban Residential), and the PR district with a density no greater than 12 du/ac can be considered as a partially related zone. PR up to 3 du/ac is consistent with the SR place type, which is predominantly single family subdivisions with lots smaller than one acre and attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home.

b. The PR zone is listed as partially related in the SR place type per Appendix H (Place Type and Zoning Correspondence Matrix) of the Knox County Comprehensive Plan. Partially related zoning districts may be appropriate but must meet one of three criteria listed in Appendix H. The proposed PR zoning with the recommended conditions and required development plan review by the Planning Commission is compatible with the current zoning of adjacent sites.

c. This property abuts single family subdivisions along George Light Rd. Residential development at the recommended density is consistent with the Knox County's Comprehensive Plan's Implementation Policy 2, Ensure that development is sensitive to existing community character and Policy 7.2, which encourages conservation subdivisions and development practices that conserve and connect natural features and habitat.

2. Zoning Ordinance:

- a. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property. The Hillside Protection Area runs through most of the property, and there are slopes in the 15-25% and 25-40% ranges. The flexibility of the PR zone makes it an appropriate zone to consider.
- b. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses. At the requested density of 5 du/ac, this property could accommodate up to 33 dwellings. At the recommended density of 3 du/ac, a maximum of 20 units could be built, which is more in line with the subdivisions in the area.
- c. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

B. THE NEED AND JUSTIFICATION FOR THE PROPOSED REZONING

1. Since 1983, there have been some A to RA and PR rezonings at densities of 1-5 du/ac in the area. The general trend along George Light Rd consists of small and medium sized-lots and single family detached residential houses with large agricultural tracts just to the east.

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

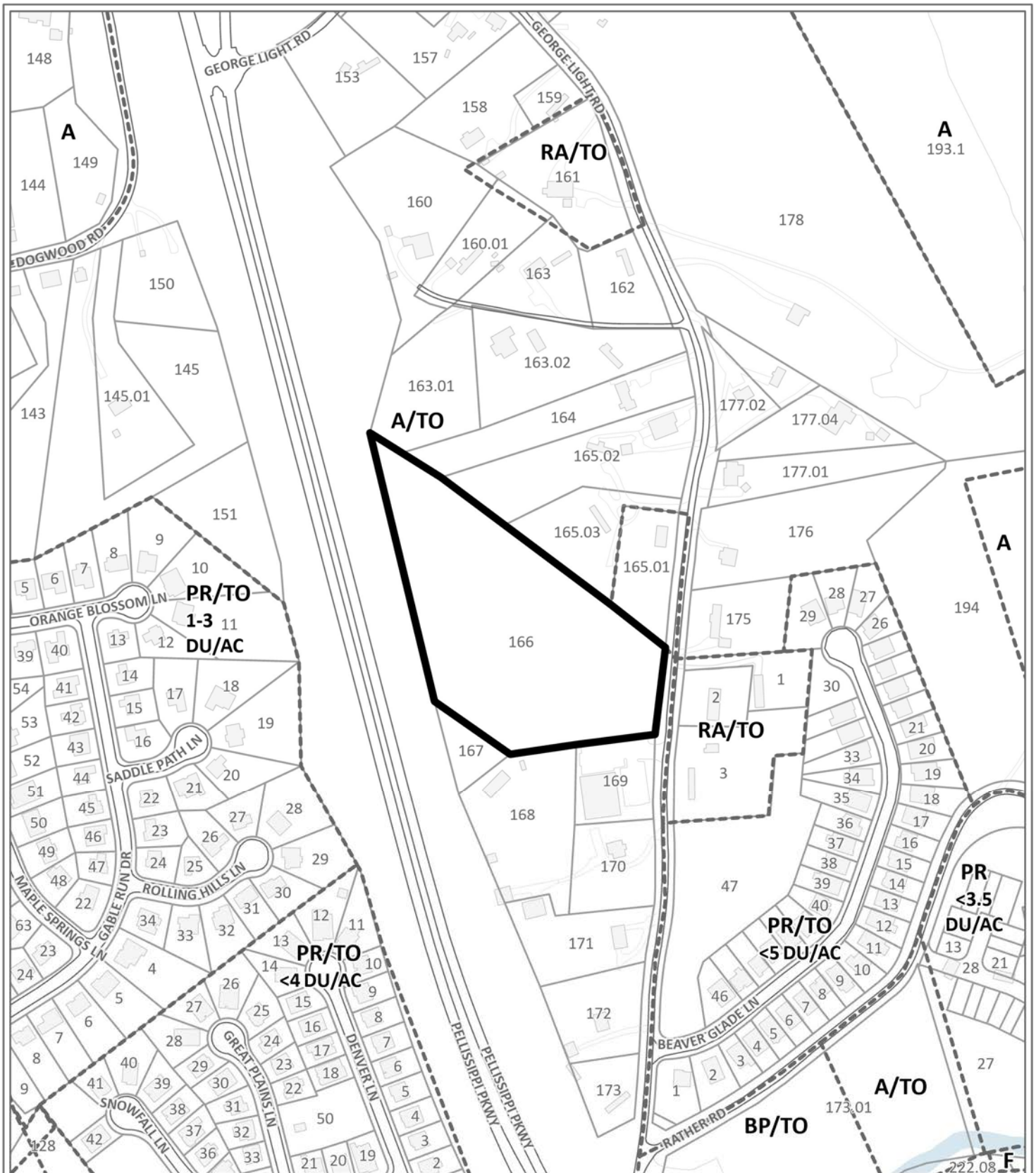
- 1. This property has steep slopes through the rear of the property and the Hillside Protection area includes 5.7 acres of this 6.7-acre site. The recommended land disturbance within the Hillside & Ridgetop Protection Plan is 3.6 acres and is subject to slope conservation as described in Section 1.12 of the TTCDA Guidelines pertaining to property in HP areas.
- 2. The Hardin Valley Mobility Plan was created in 2019. George Light Road, a unstriped 16 ft local road is not suitable for a high number of dwellings and has implemented the Right-In, Right-Out Safety Measure Project (S-14) to improve safety for the existing community. Road improvements would need to be done in order to accommodate more density or office uses.
- 3. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

**Design Guideline
Conformity:** N/A

**Waivers and Variances
Requested:** N/A

Staff Recommendation:

Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development. The TO (Technology Overlay) would be retained.



CERTIFICATE OF APPROPRIATENESS

4-A-24-TOR

Petitioner: Scott Davis Mesana Investments, LLC



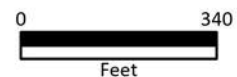
Purpose of Request: Rezoning

Map No: 89

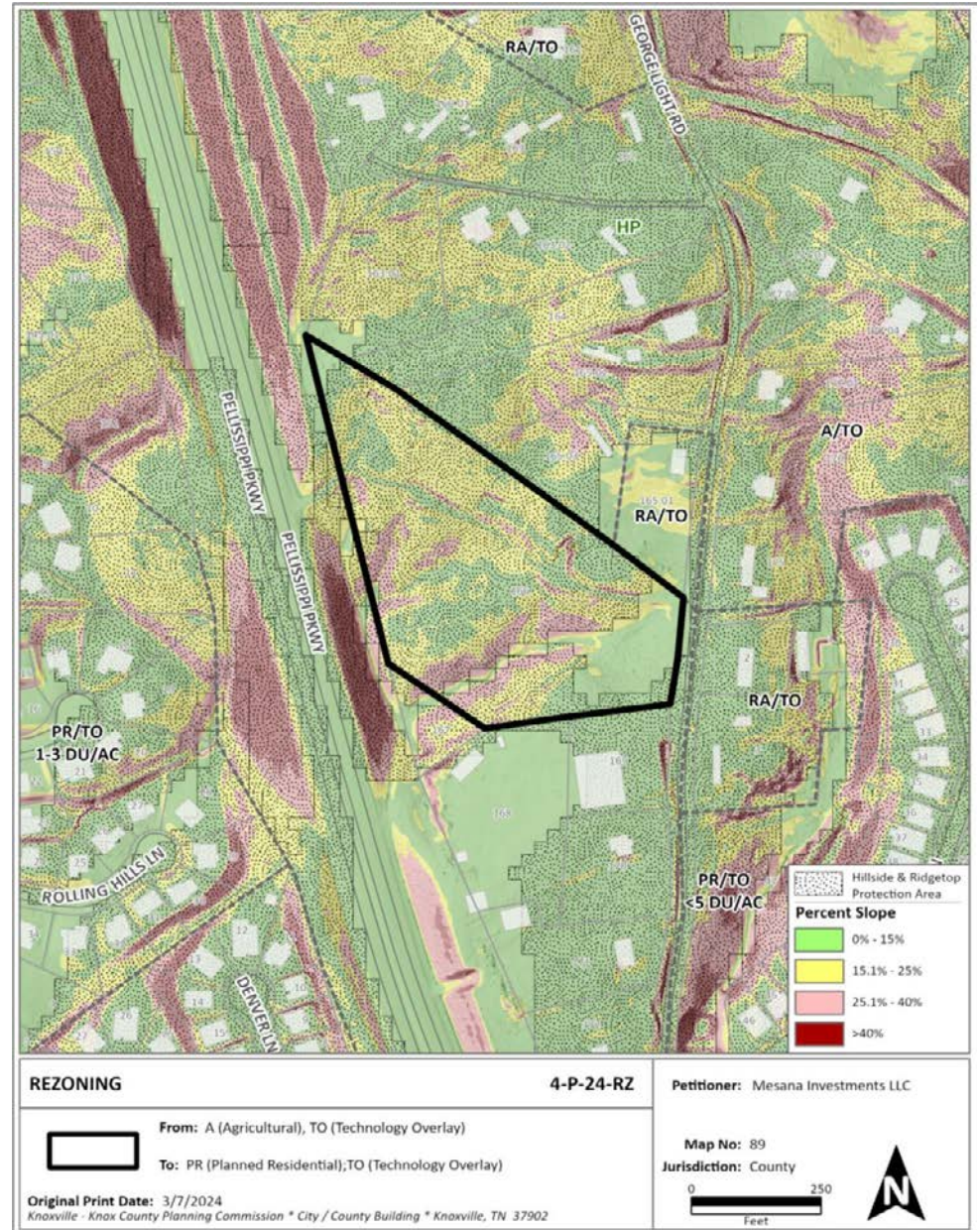
Jurisdiction: County

Original Print Date: 3/7/2024

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



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	6.7		
Non-Hillside	1.0	N/A	
0-15% Slope	2.0	100%	2.0
15-25% Slope	2.8	50%	1.4
25-40% Slope	0.9	20%	0.2
Greater than 40% Slope	0.0	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	5.7	Recommended disturbance budget within HP Area (acres)	3.6
		Percent of HP Area	62.1%





<input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION	<input checked="" type="checkbox"/> REZONING	<input type="checkbox"/> ADMINISTRATIVE REVIEW
<input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> BOARD REVIEW
<input type="checkbox"/> BUILDING PERMIT - GRADING PLAN	<input type="checkbox"/> ZONING VARIANCE	

Scott Davis

PUBLISHED APPLICANT NAME - no individuals on behalf of -

2/27/2024	4/8/2024	4-A-24-TOR
DATE FILED	MEETING DATE (IF APPLICABLE)	FILE NUMBER

CORRESPONDENCE Correspondence related to this application will be directed to the contact listed below.

APPLICANT OWNER OPTION HOLDER SURVEYOR ENGINEER ARCHITECT/LANDSCAPE ARCHITECT ATTORNEY

Drew Staten	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 MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Fred & Elizabeth Clarke	10102 Lake Cove Ln	865-360-2867
OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
3239 George Light Rd		
PROPERTY ADDRESS		
089 166	N	6.73 ac
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY

West side of George Light Rd, north of Rather Rd	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY
GENERAL LOCATION	DISTRICT
A (Agricultural), TO (Technology Overlay)	6th
ZONING	SECTOR PLAN
Northwest County	LAND USE CLASSIFICATION
PLANNING SECTOR	EXISTING LAND USE
	Agriculture/forestry/vacant land

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
- EXPANSION OR RENOVATION
- GRADING PLAN

REZONING

- SIGNAGE
- ZONING VARIANCE

PLAN MATERIALS:

- DEVELOPMENT PLAN
- BUILDING ELEVATIONS
- FLOOR PLAN
- LANDSCAPE PLAN
- SIGNAGE PLAN
- OFF-STREET PARKING

OTHER:

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: A (Agricultural), TO (TechnologyOverlay)

TO: PR (Planned Residential) up to 5 du/ac, TO (Technology Overlay)

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- YARD SIGN
AREA: _____
HEIGHT: _____
FINISH: _____
- BUILDING SIGN
AREA: _____
HEIGHT: _____
FINISH: _____
- OTHER SIGN
AREA: _____
HEIGHT: _____
TYPE: _____

STAFF USE ONLY

<input type="checkbox"/> TTCDA Checklist <input type="checkbox"/> Property Owners/Option Holders	CODE	CODE	TOTAL
	1105	\$175.00	
	FEE	FEE	

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

Scott Davis

dotloop verified
02/27/24 4:42 PM EST
FMY3-MYSU-NKQY-OEG5

Mesana Invstments LLC

02/27/2024

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-806-8008

swd444@gmail.com

PHONE NUMBER

EMAIL

Michelle Portier

Michelle Portier

02/28/2024, SG

STAFF SIGNATURE

PRINT NAME

DATE PAID