

Applicant: SCOTT DAVIS MESANA INVESTMENTS, LLC

Request: REZONING

Meeting Date: 5/6/2024

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: OB (Office, Medical, and Related Services), TO (Technology Overlay)

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: A (Agricultural), TO (Technology Overlay) - Pellissippi Parkway right-of-way

Comments: This plan was submitted prior to the adoption of the Knox County Comprehensive Land Use and Transportation Plan. The Knox County General Plan, which the sector plans were part of, was the active plan at the time of the application. Therefore, this rezoning request was reviewed under the General Plan.

The decision of this body will be a recommendation to the Planning Commission, which will hear the rezoning and plan amendment requests at its May 9, 2024 meeting (Case 4-P-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. General Plan:

a. The proposed OB rezoning introduces more intensive uses and higher densities that are not consistent with the General Plan's development policy 9.3 to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities, or policy 11.5 to avoid abrupt, incompatible changes in density, scale, and building appearance from one development to another.

2. Northwest County Sector Plan:

a. The OB zone is consistent with the NWCO-7 Mixed Use Special District, which allows consideration of the Medium Density Residential and Office land use classifications in the Northwest County Sector Plan, which in turn allows consideration of up to 12 du/ac in the County's Planned Growth Area. However, the newly adopted FLUM (Future Land Use Map) designates this property with the SR (Suburban Residential) place type, which does not allow consideration of the OB zone. Therefore, approval of the OB zone would create a nonconformity in the FLUM without a plan amendment.

3. Zoning Ordinance:

a. This zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.

b. Rezonings 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. The OB zone allows any use permitted in the RB zone. The RB zone allows houses, duplexes, and multi dwelling developments up to 12 du/ac by right and up to 24 du/ac through the use on review process and some nonresidential uses. At the density of 12 du/ac on this 6.71-acre property, a maximum of 80 units could be built. At the maximum density of 24 du/ac allowed by the OB zone, a maximum of 161 units could be built.

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 nearby to the east. The only office use on George Light is at George Light Rd and Rather Rd which was rezoned from Agricultural to Scientific Production Zone in 1987 (10-P-87-RZ). This section of George Light Rd is striped and 21 ft in width.

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

1. This property has steep slopes within the Hillside Protection Area that run through the rear of the property. The Hillside Protection area includes 5.7 acres on this 6.71-acre site. The recommended land disturbance according to the Hillside & Ridgetop Protection Plan is 3.6 acres within the HP area.

2. The TTCDA Guidelines contain a chapter on development in the HP area, and the applicant would be required to meet these guidelines unless building single family homes or duplexes, which are exempt from the TTCDA Guidelines.

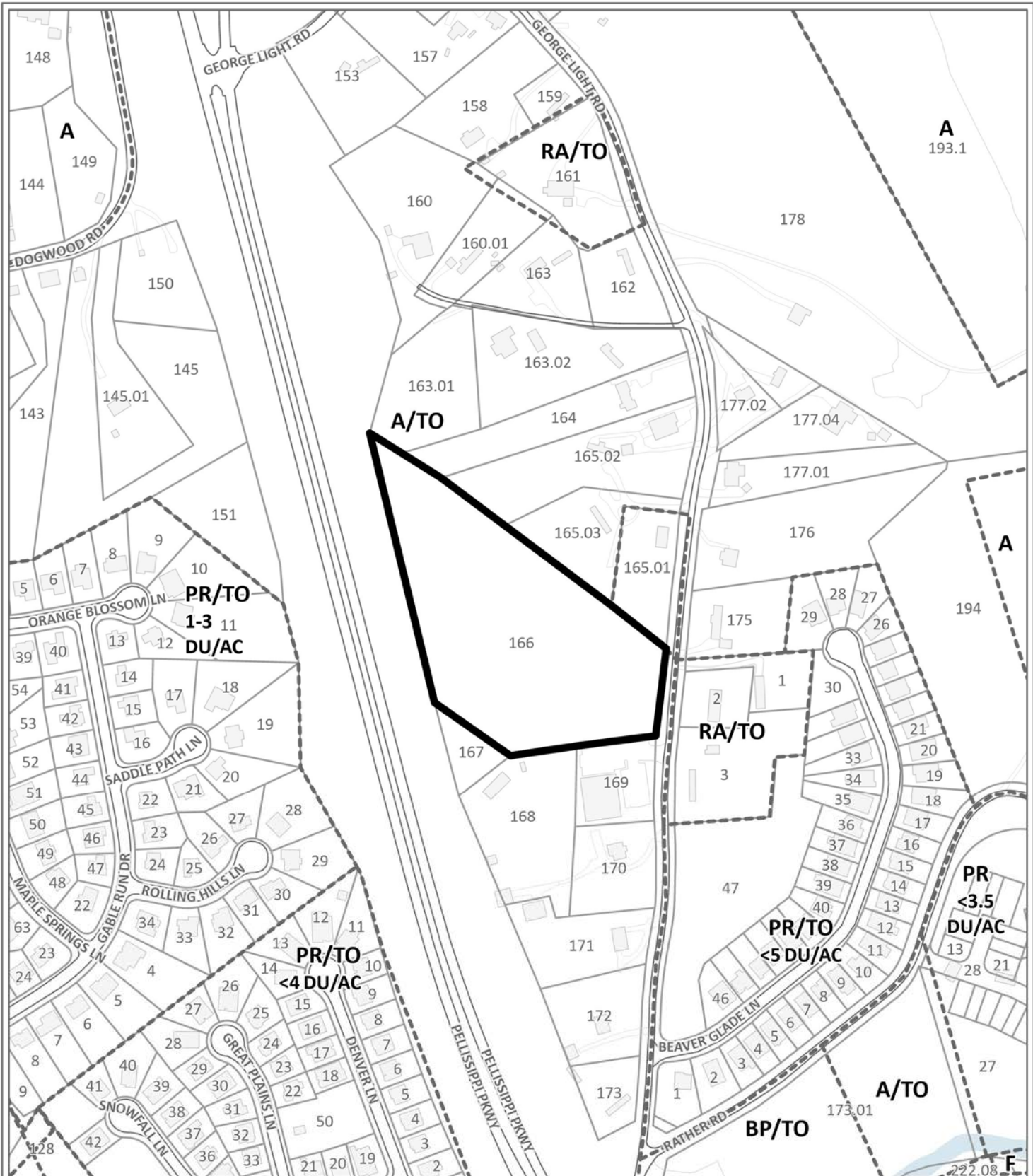
3. The Hardin Valley Mobility Plan was created in 2019. George Light Road, an unstriped 16 ft local road, has implemented the Right-In, Right-Out Safety Measure Project (S-14) to improve safety for the existing community. Road improvements would need to be done in order to accommodate medium density residential or office uses.

**Design Guideline
Conformity:** N/A

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

Staff Recommendation:

Deny the OB (Office, Medical, and Related Services) zone because it is inconsistent with the surrounding area. The TO (Technology Overlay) would be retained.



CERTIFICATE OF APPROPRIATENESS

4-A-24-TOR

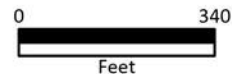
Petitioner: Scott Davis Mesana Investments, LLC



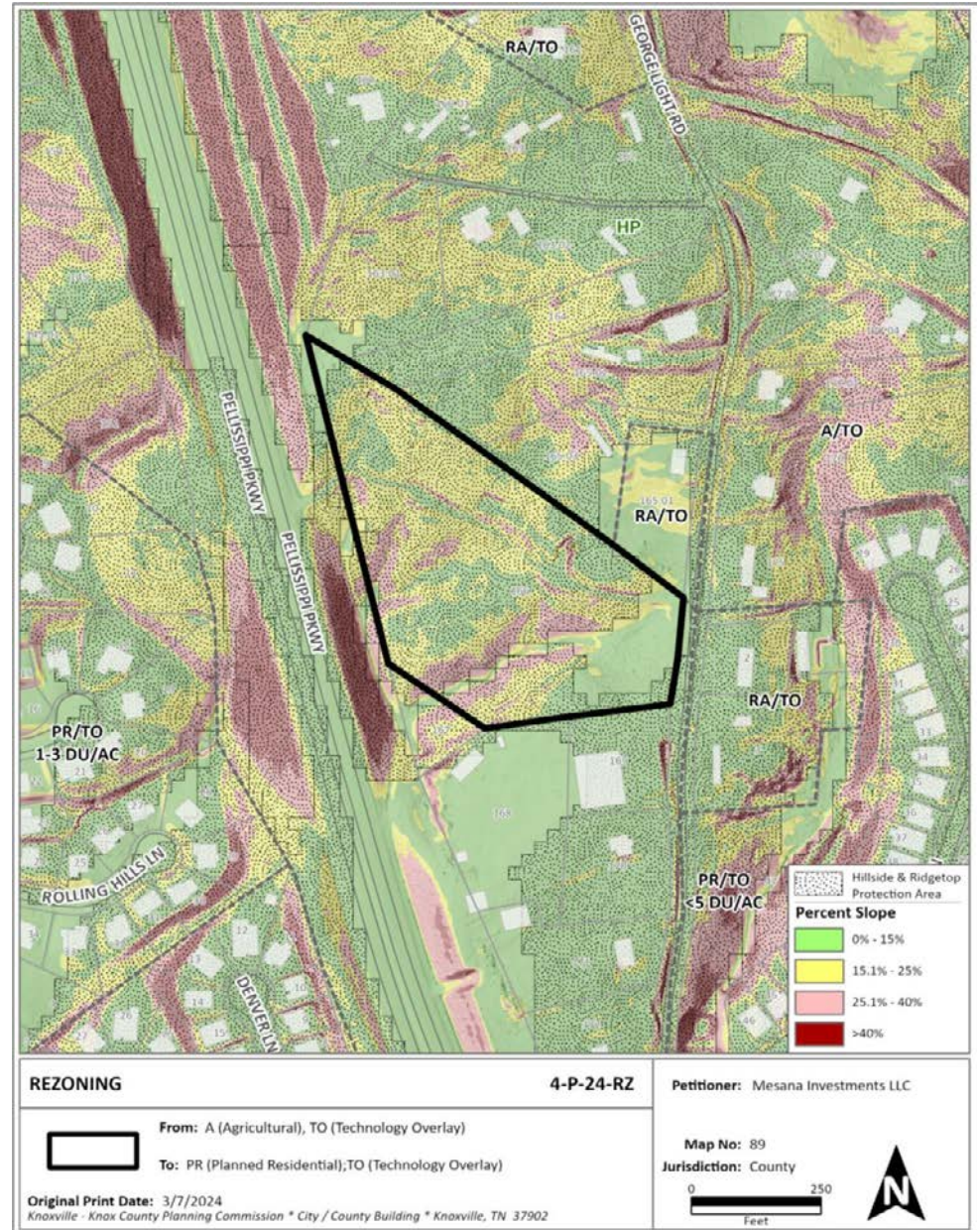
Purpose of Request: Rezoning

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%





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|--|--|--|
| <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

- TTCDA Checklist
- Property Owners/Option Holders

CODE **1105**
FEE

CODE
FEE

\$175.00 TOTAL

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