

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 10-SE-16-C  
 10-J-16-UR

**AGENDA ITEM #:** 17  
**AGENDA DATE:** 10/13/2016

▶ **SUBDIVISION:** THE COVE AT KELLER BEND  
 ▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC  
 OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 155 025 & 02501

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 2302 Keller Bend Rd

▶ **LOCATION:** Southeast side of Keller Bend Rd., southwest of Tedford Ln.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 6.34 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural)  
 South: Residences and vacant land / A (Agricultural) and PR (Planned Residential)  
 East: Residence and vacant land / RA (Low Density Residential)  
 West: Residences and vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 19

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Keller Bend Rd., a local street with a 20' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 9 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Revising the concept plan to show the 25' right-of-way dedication for the entire frontage along Keller Bend Rd. There is still a 22.6' reference on the plan.
4. On the final plat, including the sight distance easement across Lot 1 that is needed to maintain 300' of sight

distance through the curve of Keller Bend Rd.

5. Prior to final plat approval, obtaining a sight distance easement across the corner of Tax Parcel 155 026 that is needed to maintain 300' of sight distance through the curve of Keller Bend Rd. The recording information shall be included on the final plat. (See condition #4 above.)

6. Prior to obtaining a design plan approval for the subdivision, submitting a detailed grading plan to the Knox County Department of Engineering and Public Works and Planning Commission Staff that documents all proposed lots will have adequate building sites and yard areas with driveway grades not exceeding a 15% grade. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.

7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

8. Placing a note on the final plat that all lots will have access only to the internal street system.

9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

► **DENY the requested peripheral setback reduction to 15'.**

**APPROVE the development plan for up to 19 detached dwellings on individual lots, and a reduction of the peripheral setback as noted under condition #1 below, subject to 3 conditions.**

1. The peripheral setback along Keller Bend Rd. to remain at 35' with a reduction to 25' along the remaining peripheral boundaries.
2. Prior to final plat approval, providing certification from the applicant's surveyor that the total acreage for the subdivision and the total of 19 lots will not result in the density for the subdivision to exceed 3.0 du/ac.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in a PR zoning district and a Use on Review.

**COMMENTS:**

The applicant is proposing to subdivide a 6.34 acre tract located on the east side of Keller Bend Rd., southwest of Tedford Ln. into 19 detached residential lots. Access to the subdivision will be a public street off of Keller Bend Rd.

Based on the acreage for the subdivision identified on the concept plan application (6.34 acres), the proposed subdivision would have a density of 2.997 du/ac. The approved PR zoning of the property allows a density of up to 3.0 du/ac. The revised concept plan identifies the site acreage as 6.303 acres which will cause the density to exceed the 3.0 du/ac at 3.014 du/ac. Staff has included a condition that prior to final plat approval, certification from the applicant's surveyor will be required to show that the total acreage for the subdivision and the total of 19 lots will not result in the maximum density of 3.0 du/ac for the subdivision to be exceeded.

The applicant has requested a reduction of the peripheral setback from 35' to 15' for the entire boundary of the subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts. At the staff review meeting with the applicant, staff had requested that the applicant provide justification for the peripheral setback reduction and had recommended that a 35' peripheral setback be retained along Keller Bend Rd. The revised concept plan still shows the 15' peripheral setback with no justification for the reduction. Staff has recommended a condition that the peripheral setback along Keller Bend Rd. remain at 35' with a reduction to 25' along the remaining peripheral boundaries which is more consistent with rear setback in low density residential zoning districts.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development at a density of 2.997 du/ac is consistent with the approved zoning of the property.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The

proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The detached residential use is compatible with the character of the neighborhood where it is proposed and this section of Keller Bend Rd. north of Citadel Ln. that is designated as low density residential (up to 5 du/ac) on the Sector Plan. The use will not significantly injure the value of adjacent property. The use will draw minimal traffic through residential areas.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property by Knox County Commission in 2007 allows consideration of up to 3.0 du/ac . The proposed development with a density of 2.997 du/ac is consistent with the Sector Plan and approved zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 225 (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.

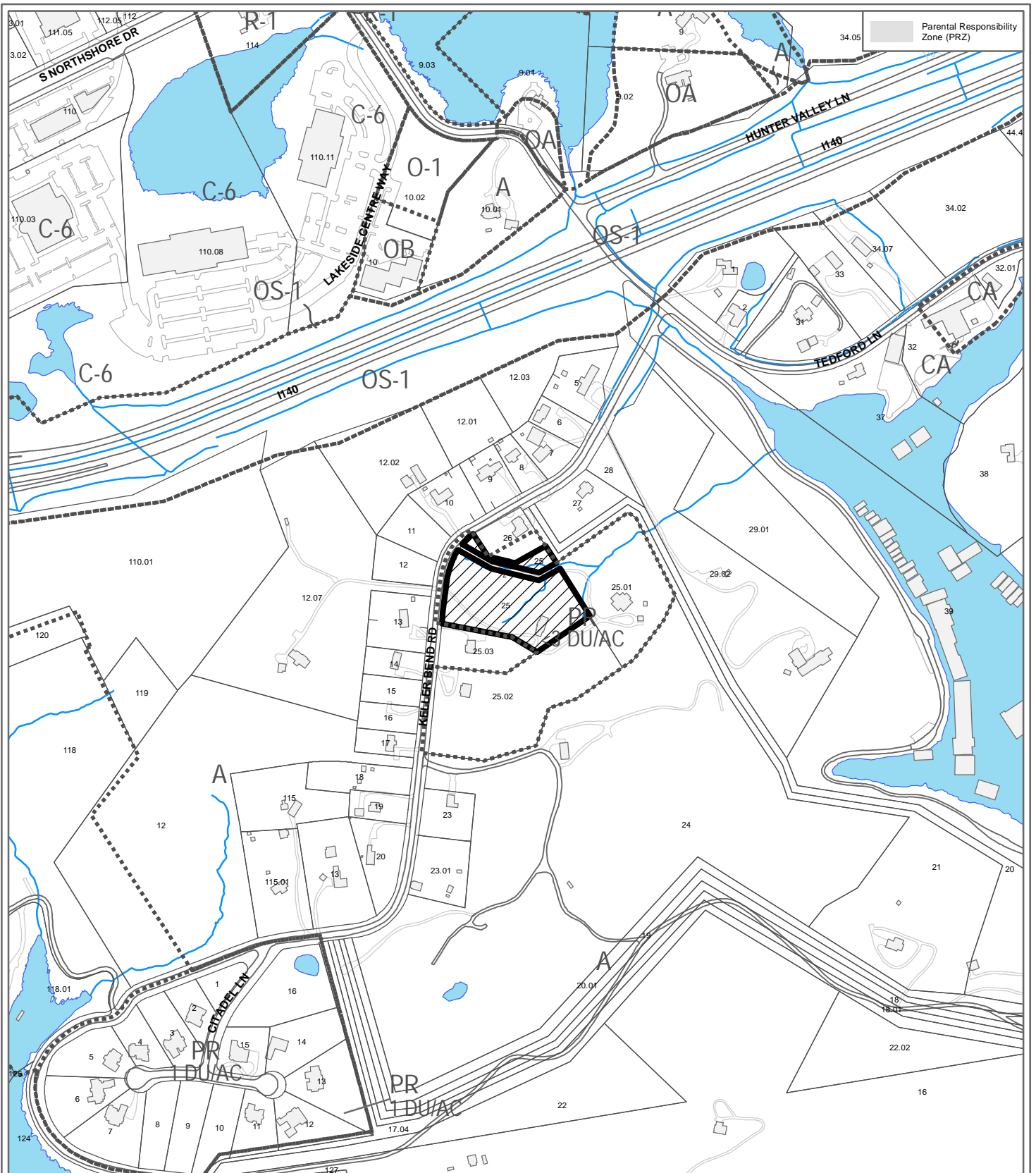
ESTIMATED STUDENT YIELD: 12 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**10-SE-16-C / 10-J-16-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Mesana Investments, LLC  
The Cove at Keller Bend

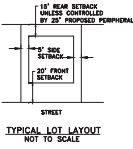


Detached Residential Subdivision in PR (Planned Residential)

Map No: 155  
Jurisdiction: County



Original Print Date: 9/22/2016 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



300'+ SIGHT DISTANCE AVAILABLE LOOKING NORTH CONFIRMED BY LYNCH SURVEYS

25' R.O.W. DEDICATION REQUIRED

EXISTING DRIVEWAY

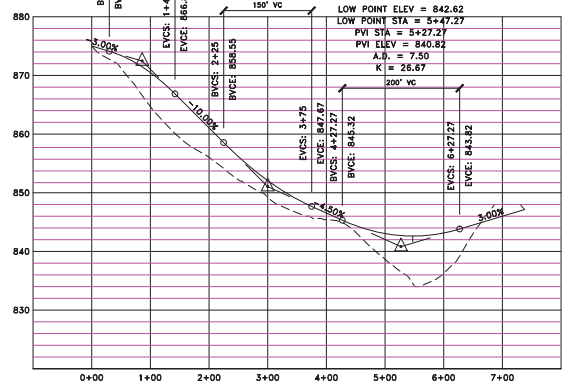
300'+ SIGHT DISTANCE AVAILABLE LOOKING SOUTH CONFIRMED BY LYNCH SURVEYS

PVI STA = 0+86  
PVI ELEV = 872.45  
A.D. = -7.00  
K = 16.00

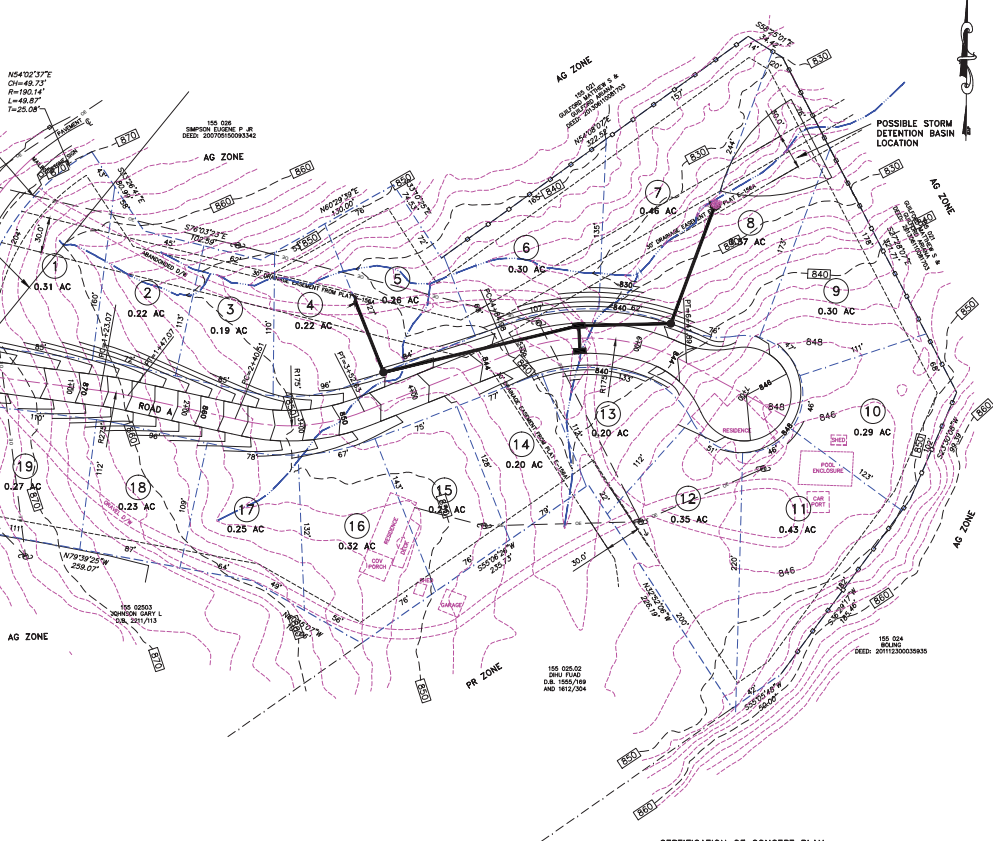
112' VC  
BVCS: 0+30  
BECS: 074.13  
EVCES: 1+42  
EVCES: 466.85

PVI STA = 3+00  
PVI ELEV = 851.05  
A.D. = 5.50  
K = 27.27

LOW POINT STA = 5+47.27  
LOW POINT ELEV = 842.62  
PVI STA = 5+27.27  
PVI ELEV = 840.82  
A.D. = 7.50  
K = 26.67



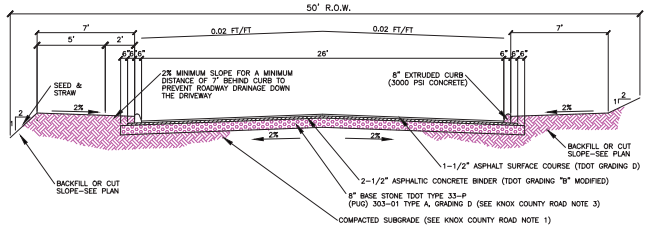
ROAD A PROFILE  
SCALE: 1"=100' HORIZ.  
1"=10' VERT.



10-SE-16-C / 10-J-16-UR  
Revised: 9/28/2016

CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

*D. D. Campbell* TN PE 22540

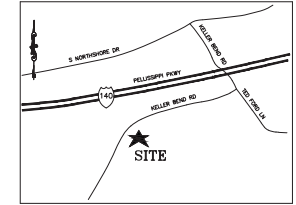


TYPICAL KNOX COUNTY ROAD CROSS SECTION  
NOT TO SCALE



NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY  
Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction to protect life, property, or works to avoid unnecessarily wide cuts in unstable material.

SDRA SIGNS SHALL BE ADHERED TO



- PROPERTY NOTES:  
1. TOTAL AREA = 6.3034 ACRES  
2. CLT AND PARCEL: 155 PARCELS 025 & 025.01  
3. EXISTING ZONING: PR  
4. PROPOSED NUMBER OF LOTS: 19  
5. 10' GRASSAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, 6' EACH UNDER PROPOSED ZERO LOT LINES.  
6. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.  
7. TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS  
8. ALL DRIVEWAY GRADES MUST BE LESS THAN 15%.

- SETBACKS:  
FRONT: 30 FT  
SIDE: 1 FT  
REAR: 25 FT (15 FT PERIPHERAL SETBACK REQUESTED)
- UTILITIES:  
WATER: WEST KNOX UTILITY DISTRICT  
SEWER: WEST KNOX UTILITY DISTRICT  
ELECTRIC: KNOX CITY UTILITIES BOARD  
SOLID WASTE: PRIVATE HAULER  
TELEPHONE: AT&T
- ITEMS REQUESTED:  
1. REQUEST 15' PERIPHERAL SETBACK

SCALE IN FEET  
0 50 100



22 SEP 2016

SHEET ONE

CONCEPT PLAN

THE COVE AT KELLER BEND  
MPC 10-SE-16-C AND 10-J-16-UR  
KNOX COUNTY, TENNESSEE

Prepared For:  
Mesana Investments, LLC  
P.O. Box 11315  
Knoxville, Tennessee 37930  
(865) 693-3356

Planning Agency:  
Knoxville-Knox County MPC  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
(865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED  
Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575

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## SUBDIVISION - CONCEPT

Name of Applicant: Mesana Investments, LLC

Date Filed: 8/29/16 Meeting Date: Oct 13, 2016

Application Accepted by: Marc Payne

Fee Amount: 1,070.00 File Number: Subdivision - Concept 10-SE-16-C

Fee Amount:        Related File Number: Development Plan 10-S-16-UR

### PROPERTY INFORMATION

Subdivision Name: Cove at Keller Bend

Unit/Phase Number: 1

General Location: Keller Bend Rd  
3/4 Keller Bend due west of Tedford Lane

Tract Size: 6.34 AC No. of Lots: 19

Zoning District: PR

Existing Land Use: Residential

Planning Sector: Southwest County

Growth Policy Plan Designation: Rural

Census Tract: 58.08 57.10

Traffic Zone: 173 177

Parcel ID Number(s): 155 025 + 02501

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 5th District

### AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer First Knox Utility

Water KUB First Knox Utility

Electricity KUB

Gas \_\_\_\_\_

Telephone ATT

### TRAFFIC IMPACT STUDY REQUIRED

No  Yes

### USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): \_\_\_\_\_

### VARIANCE(S) REQUESTED

No  Yes (If Yes, see reverse side of this form)

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Scott Davis

Company: Mesana FW.

Address: PO Box 11315

City: Kuc. State: \_\_\_\_\_ Zip: 37939

Telephone: 806-8008

Fax: 693-7465

E-mail: SWD 444@gmail.com

### PROJECT SURVEYOR/ENGINEER

PLEASE PRINT Name: Jim Sullivan  
Same as above

Company: \_\_\_\_\_

Address: 2543 Creekside Cir

City: Marquise State: TN Zip: 37804

Telephone: 906-7324

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT Name: Same as owner

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**VARIANCES REQUESTED**

1. Reduction of Peripheral Setback of 35' to 15'

Justify variance by indicating hardship: \_\_\_\_\_

2. \_\_\_\_\_

Justify variance by indicating hardship: \_\_\_\_\_

3. \_\_\_\_\_

Justify variance by indicating hardship: \_\_\_\_\_

4. \_\_\_\_\_

Justify variance by indicating hardship: \_\_\_\_\_

5. \_\_\_\_\_

Justify variance by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_

Justify variance by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_

Justify variance by indicating hardship: \_\_\_\_\_

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

