



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

▶ **FILE #:** 10-SE-17-C **AGENDA ITEM #:** 11  
POSTPONEMENT(S): 10/12/2017 **AGENDA DATE:** 11/9/2017

▶ **SUBDIVISION:** HARPERS COVE

▶ **APPLICANT/DEVELOPER:** SCOTT DAVIS  
OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 162 05613 [View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 S Northshore Dr

▶ **LOCATION:** Northwest side of S. Northshore Dr., north of Charlottesville Blvd.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 11.9 acres

▶ **ZONING:** A (Agricultural) & F (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Fort Loudon Lake - F (Floodway)  
South: Vacant land - A (Agricultural)  
East: Residence and Fort Loudon Lake - A (Agricultural) & F (Floodway)  
West: Residences - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 12

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via S. Northshore Dr., a minor arterial street with a 21' pavement width within a 60' right-of-way (88' required).

▶ **SUBDIVISION VARIANCES REQUIRED:**  
1. Reduction of the roadway width for a Joint Permanent Easement, from 22 feet to 18 feet.  
2. Vertical curve K-value reduction from 25 K to 17.5 K at STA 0+12.00 to 1+52.00.

**STAFF RECOMMENDATION:**

▶ **DENY the Concept Plan based on the following:**

1. Under Section 5.22.04.E.1.a (Agricultural Zone) of the Zoning Ordinance for Knox County the lot size standard reads as follows: "For each house or mobile home, and buildings accessory thereto, there shall be a minimum lot area of not less than one (1) acre. "
2. Under the Zoning Ordinance, Article 2. Definitions, Section 2.20. Specific Terms, a "lot" is defined as "A parcel of land which is or may be occupied by a building and its accessory buildings or uses customarily incident thereto, together with such yards or open spaces within the lot lines as may be required by this resolution."
3. Since the word "land" is not defined in the Zoning Ordinance, you would refer to a standard definition from a dictionary. A common definition of "land" is "the surface of the earth that is not covered by water".
4. When approving subdivisions that are zoned A (Agricultural) along Fort Loudon Lake, the Planning

Commission has required the lots to have a minimum of one acre above the 813' contour which is the summer lake level established by the Tennessee Valley Authority (TVA). While TVA has a flowage easement up to the 820' contour, it was determined that the summer lake level was the appropriate elevation to use.

5. Of the proposed 12 lots, only 4 lots include an acre or more above the 813' contour. Eight of the proposed lots do not meet the minimum lot size requirement for the A (Agricultural) zoning district and therefore staff cannot recommend approval.

6. The applicant has the option to request a rezoning of the property to PR (Planned Residential) which would eliminate the minimum one acre lot size requirement (as was done with the Jefferson Park West Subdivision which adjoins this property to the west).

#### **COMMENTS:**

The applicant is proposing to subdivide this 37.52 acre deeded property into 12 detached residential lots. This property which is zoned A (Agricultural) and F (Floodway) is located on the northwest side of S. Northshore Dr., north of Charlottesville Blvd. The property boundaries extend out into Fort Loudon Lake.

At the Developer's Review meeting held on Tuesday, September 19, 2017, staff had advised the applicant that when approving subdivisions that are zoned A (Agricultural) along Fort Loudon Lake, the Planning Commission has required the lots to have a minimum of one acre above the 813' contour which is the summer lake level established by the Tennessee Valley Authority (TVA). While TVA has a flowage easement up to the 820' contour, it was determined that the summer lake level was the appropriate elevation to use. This interpretation goes back at least to July 12, 2001 with the approval of a Concept Plan for Greg Smith (File # 6-SC-01-C).

The 37.52 acre property included with this application includes 11.9 acres above the 13' contour. Of the proposed 12 lots, only 4 lots include an acre or more above the 813' contour. Staff advised the applicant that rezoning the property to PR (Planned Residential) would eliminate the lot size issue and allow consideration of the proposed 12 lots.

ESTIMATED TRAFFIC IMPACT: 147 (average daily vehicle trips)

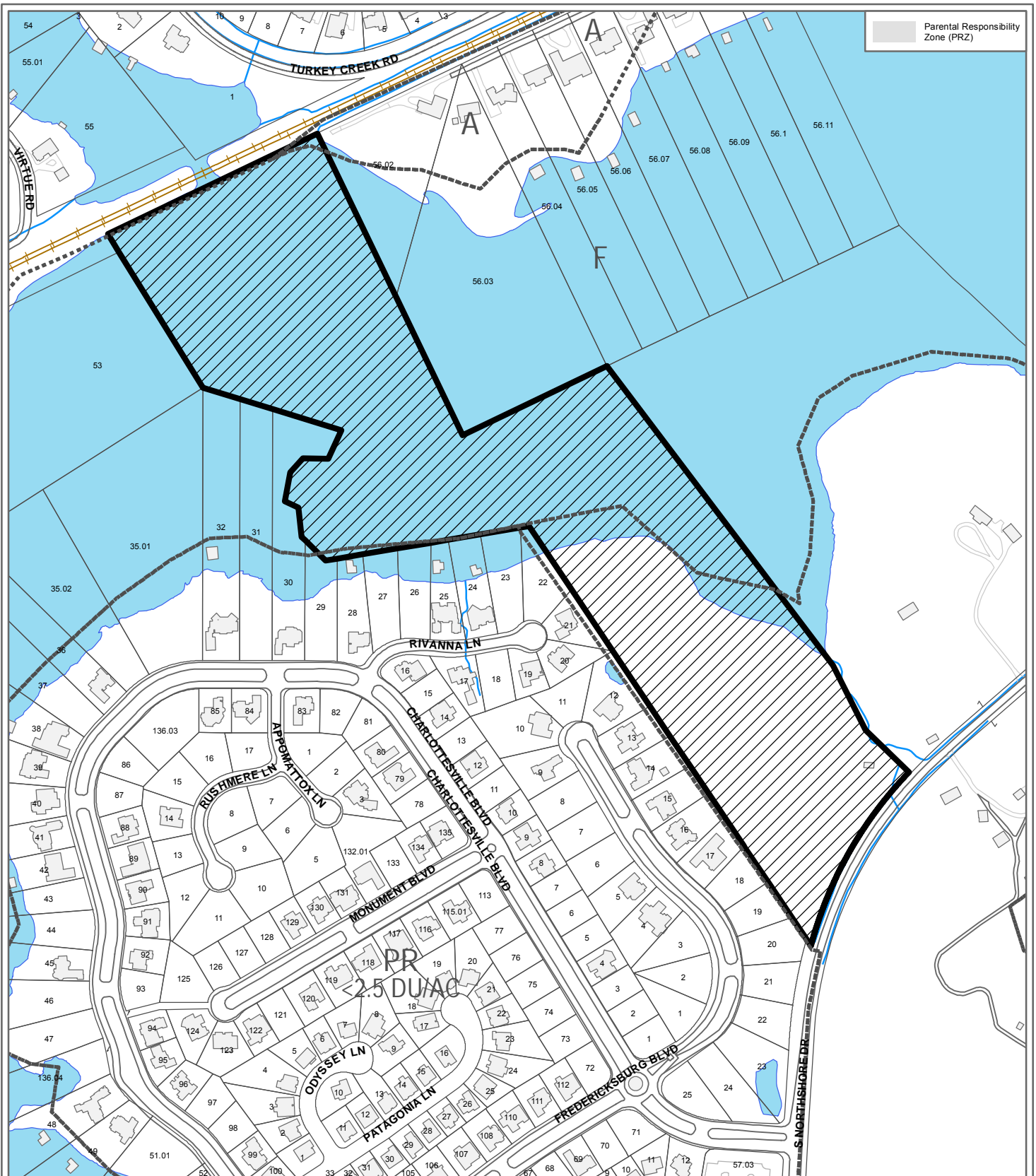
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 5 (public school children, ages 5-18 years)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

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



Parental Responsibility Zone (PRZ)

**10-SE-17-C  
CONCEPT PLAN**

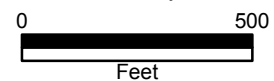
Subdivision: Harpers Cove



Approval of Concept Plan

Map No: 162

Jurisdiction: County



Original Print Date: 9/20/2017

Revised: 10/2/2017

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



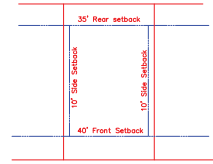
LOCATION MAP  
NOT TO SCALE

NORTHSHORE HIGHWAY  
71.50'

Taylor's Landing

Fort Loudon Lake

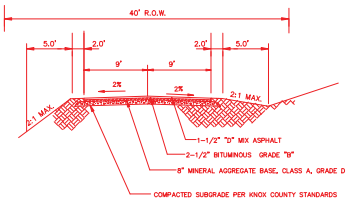
Jefferson Park West S/D



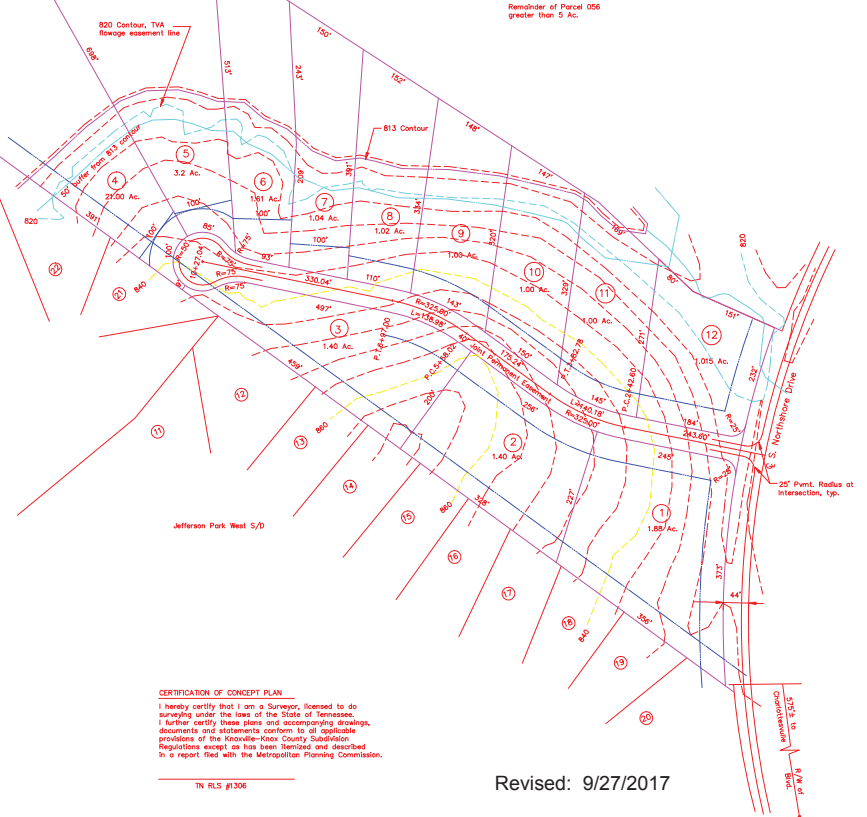
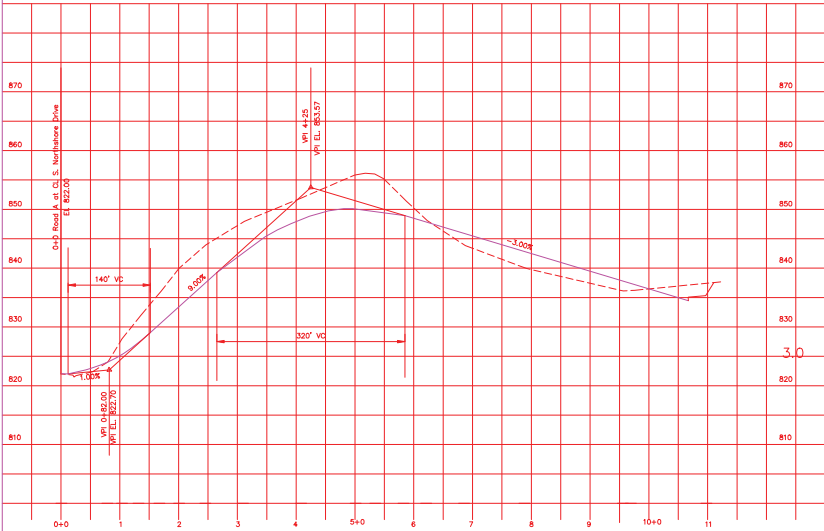
TYPICAL LOT LAYOUT  
NTS

- NOTES:
1. CLT MAP 162, PARCEL 056.13
  2. NO. OF LOTS - 12.
  3. AREA SUBDIVIDED - 37.52 AC. (11.9 ACRES TO 813 CONTOUR).
  4. THIS PROPERTY IS ZONED AGRICULTURAL.
  5. ALL LOTS ON THIS PLAT WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
  6. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5/8 PERMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
  7. THIS IS TO CERTIFY THERE IS 400' SIGHT DISTANCE EACH WAY AT S. NORTHSHORE DRIVE.

- NOTES: VARIANCES REQUESTED:
1. VERTICAL CURVE: (0+12.00 TO 1+52.00) 25 K TO 17.5 K.
  2. ROADWAY WIDTH OF 28' TO 18' WITH NO CURB.



PRIVATE ROAD "A"  
JOINT PERMANENT EASEMENT  
NTS



CERTIFICATION OF CONCEPT PLAN  
I hereby certify that I am a Surveyor, licensed to do surveying under the laws of the State of Tennessee. Further, I certify these plans and accompanying drawings, documents and instruments 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.

TN RLS #1306

Revised: 9/27/2017

MPC NO. 10-SE-17-C

CONCEPT PLAN & SITE PLAN  
HARPERS COVE  
CLT MAP 162, PART OF PARCEL 056  
DISTRICT 6 - KNOX CO., TENN.  
SCALE: 1"=100' AUG. 30, 2017

SURVEYOR:  
JIM SULLIVAN  
2343 CRESKSTONE CIRCLE  
MARYVILLE, TN. 37804  
PH. 406-7324

DEVELOPER:  
MESANA INVESTMENTS, LLC  
P.O. BOX 11315  
KNOXVILLE, TN. 37939  
PH. (865) 693-3356





Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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[MPC Comment] Harpers Cove

1 message

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B Anderson <bandersonchi@gmail.com>

Wed, Oct 25, 2017 at 2:33 PM

Reply-To: bandersonchi@gmail.com

To: commission@knoxmpc.org

Dear Knox County Planning Commission:

My name is Brad Anderson, and I am a resident in Jefferson Park. I recently spoke to a realtor representing Scott Davis for Harpers Cove. This conversation about the proposed neighborhood raised concerns. The realtor indicated the initial Harpers Cove proposal met resistance because the lots (land, not including water rights) were less than one acre. In addition, Scott Davis was made aware of the high number of opponents from Jefferson Park. The realtor indicated Scott planned to propose a revised plan with 1 - 5 homes planned per acre. Scott anticipates further resistance from Jefferson Park residents and the Knox County Planning Commission. The realtor indicated this was part of Scott's 'plan', so the Commission would deny the revised proposal and accept the original proposal. Please take these concerns under consideration. Thanks in advance.

Regards,

Brad Anderson

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Tom Brechko <tom.brechko@knoxmpc.org>

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## Harper's Cove

11 messages

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Scott Davis <swd444@gmail.com>

Wed, Sep 27, 2017 at 2:21 PM

Reply-To: swd444@gmail.com

To: Dwight Van de Vate <Dwight.VandeVate@knoxcounty.org>, Cindy Pionke <cindy.pionke@knoxcounty.org>, Tom Brechko <Tom.Brechko@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Lewis Howard <lewis@howardhowardlaw.com>

Cindy,

Please see the attached Staff Report for Arcadia and Beacon Park, LLC on Chandler Road dated 1/8/2015 where the Subdivision Variance was recommended for approval for 18' wide roads.


As per our Developer's Review meeting on September 19th, you said that you would not recommend approval of an 18' road for Harper's Cove.

Please explain staff's justification for recommending approval for Arcadia with 18' wide roads and not Harper's Cove.

Thank you.

Scott Davis  
865-806-8008

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 Arcadia Beacon Park Staff Report.pdf  
2136K

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Scott Davis <swd444@gmail.com>

Wed, Sep 27, 2017 at 4:14 PM

Reply-To: swd444@gmail.com


To: Tom Brechko <Tom.Brechko@knoxmpc.org>, Daniel Sanders <daniel.sanders@knoxcounty.org>

Please see the attached legal opinion.

Thank you.

Scott Davis  
865-806-8008

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 Harper's Cove Lewis Howard.pdf  
173K

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Daniel Sanders <Daniel.Sanders@knoxcounty.org>

Wed, Sep 27, 2017 at 4:25 PM

To: "swd444@gmail.com" <swd444@gmail.com>, Tom Brechko <Tom.Brechko@knoxmpc.org>

Cc: Lewis Howard <lewis@howardhowardlaw.com>

Please favor me with a copy of Mr. Brechko's September 20 letter regarding position of calculation of lot sizes fronting Fort Loudon Lake.

Daniel A. Sanders  
Deputy Law Director, Knox County, Tennessee  
400 Main Street, Suite 612  
Knoxville, Tennessee 37902

p (865) 215-2327  
f (865) 215-2936

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From: Scott Davis [mailto:swd444@gmail.com]  
Sent: Wednesday, September 27, 2017 4:14 PM  
To: Tom Brechko <Tom.Brechko@knoxmpc.org>; Daniel Sanders <Daniel.Sanders@knoxcounty.org>  
Subject: Harper's Cove

[Quoted text hidden]

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Daniel Sanders <Daniel.Sanders@knoxcounty.org> Wed, Sep 27, 2017 at 4:50 PM  
To: Lewis Howard <lewis@howardhowardlaw.com>  
Cc: "swd444@gmail.com" <swd444@gmail.com>, Tom Brechko <Tom.Brechko@knoxmpc.org>

Lewis,

Mr. Davis forwarded me a copy of Mr. Brechko's email. What do you make of subdivision regulation 65-40?

65-40 Flooding of Subdivisions along W atercourses. Land within any floodway zone or district shall not be platted for residential occupancy or other building site and shall not be raised by fill. Other land within Knox County which is subject to flooding shall be subdivided according to the requirements as set forth in the flood damage prevention ordinances for Knoxville and Knox County.

Link: <http://archive.knoxmpc.org/zoning/subreg.pdf>

All of Fort Loudon Lake is a floodway zone. Much of the "land" adjacent to the lake is in a floodway zone as well.

Best,

Daniel A. Sanders  
Deputy Law Director, Knox County, Tennessee  
400 Main Street, Suite 612  
Knoxville, Tennessee 37902

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f (865) 215-2936

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From: Scott Davis [mailto:swd444@gmail.com]

Sent: Wednesday, September 27, 2017 4:14 PM

To: Tom Brechko <Tom.Brechko@knoxmpc.org>; Daniel Sanders <Daniel.Sanders@knoxcounty.org>

Subject: Harper's Cove

Please see the attached legal opinion.

[Quoted text hidden]



Harper's Cove Lewis Howard.pdf  
173K

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Lewis Howard <lewis@howardhowardlaw.com>

Wed, Sep 27, 2017 at 5:21 PM

To: Daniel Sanders <Daniel.Sanders@knoxcounty.org>

Cc: "swd444@gmail.com" <swd444@gmail.com>, Tom Brechko <Tom.Brechko@knoxmpc.org>

Daniel,

I think the intent and application of that provision over the years has been with respect to floodways such as Beaver Creek, Second Creek, etc and that it is not intended nor has it been applied to areas along Ft. Loudon lake.

The regulations define "floodway" as:

"The natural channel and the portion of the floodplain along the channel that must be retained solely for the passage of floodwaters to prevent an undue increase in flood heights upstream. "

As I read that definition, it applies to areas that are solely for the passage of floodwaters in order to avoid upstream flooding. Again, I think the examples of Beaver Creek, etc are instructive. All of the properties bordering Ft. Loudon lake lie in a flood zone, but are not floodways solely for the passage of floodwaters as many structures are built in, along and above the flowage easement of the lake.

I appreciate your review of this matter and will be glad to discuss or assist as needed to hopefully resolve this issue.



Thanks,

Lewis S. Howard, Jr.

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Howard & Howard, P.C.  
4820 Old Kingston Pike | Knoxville, TN 37919  
865-588-4091|865-588-4206 (fax)  
[www.howardhowardlaw.com](http://www.howardhowardlaw.com)

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From: Daniel Sanders <[Daniel.Sanders@knoxcounty.org](mailto:Daniel.Sanders@knoxcounty.org)>  
Date: Wednesday, September 27, 2017 at 4:51 PM  
To: Lewis Howard <[lewis@howardhowardlaw.com](mailto:lewis@howardhowardlaw.com)>  
Cc: Scott Davis <[swd444@gmail.com](mailto:swd444@gmail.com)>, Tom Brechko <[Tom.Brechko@knoxmpc.org](mailto:Tom.Brechko@knoxmpc.org)>  
Subject: FW: Harper's Cove

[Quoted text hidden]

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Steve Wise <[srwise@wiseandreeves.com](mailto:srwise@wiseandreeves.com)>  
To: Gerald Green <[gerald.green@knoxmpc.org](mailto:gerald.green@knoxmpc.org)>  
Cc: Tom Brechko <[tom.brechko@knoxmpc.org](mailto:tom.brechko@knoxmpc.org)>

Tue, Oct 3, 2017 at 9:51 AM

FYI

Stephen R. Wise  
Wise & Reeves, P.C.  
625 S. Gay Street, Suite 160  
Knoxville, Tennessee 37902  
Phone: [865-544-1199](tel:865-544-1199)  
Fax: [865-544-1198](tel:865-544-1198)

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----- Forwarded message -----

From: Daniel Sanders <[Daniel.Sanders@knoxcounty.org](mailto:Daniel.Sanders@knoxcounty.org)>  
Date: Tue, Oct 3, 2017 at 8:47 AM  
Subject: FW: Harper's Cove  
To: Steve Wise <[srwise@wiseandreeves.com](mailto:srwise@wiseandreeves.com)>

Steve,

A heads up on an email exchange I've been a part of (see below and attached). Interested to know where you stand. I will wait to see how MPC rules on this.

Best,

Daniel A. Sanders  
Deputy Law Director, Knox County, Tennessee  
400 Main Street, Suite 612  
Knoxville, Tennessee 37902  
p (865) 215-2327  
f (865) 215-2936

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From: Lewis Howard [mailto:[lewis@howardhowardlaw.com](mailto:lewis@howardhowardlaw.com)]  
Sent: Wednesday, September 27, 2017 5:21 PM  
To: Daniel Sanders <[Daniel.Sanders@knoxcounty.org](mailto:Daniel.Sanders@knoxcounty.org)>  
Cc: [swd444@gmail.com](mailto:swd444@gmail.com); Tom Brechko <[Tom.Brechko@knoxmpc.org](mailto:Tom.Brechko@knoxmpc.org)>  
Subject: Re: Harper's Cove

[Quoted text hidden]

----- Forwarded message -----

From: Scott Davis <[swd444@gmail.com](mailto:swd444@gmail.com)>  
To: Daniel Sanders <[Daniel.Sanders@knoxcounty.org](mailto:Daniel.Sanders@knoxcounty.org)>  
Cc:  
Bcc:  
Date: Thu, 28 Sep 2017 14:36:40 +0000  
Subject: Fwd: Ag Lots  
This is what I sent to Tom.

Thank you.

Scott Davis  
865-806-8008

----- Forwarded message -----

From: Scott Davis <[swd444@gmail.com](mailto:swd444@gmail.com)>  
Date: Tue, Sep 26, 2017 at 4:25 PM  
Subject: Re: Ag Lots  
To: Tom Brechko <[tom.brechko@knoxmpc.org](mailto:tom.brechko@knoxmpc.org)>, Robert Saunders <[saundersrealtor@gmail.com](mailto:saundersrealtor@gmail.com)>

Tom,

I am in receipt of your email dated September 25th regarding Agricultural zoning and what constitutes, in your opinion, an acre of land. I strongly disagree with your interpretation.

You reference Zoning Ordinance, Article 2. Definitions, Section 2.20. Specific Terms, a "lot" is defined as "A parcel of land which is or may be occupied by a building and its accessory buildings or uses customarily incident thereto, together with such yards or open spaces within the lot lines as may be required by this resolution."

You stated in the Developer's Review meeting that you all consider the buildable area for acreage calculations. As I am sure you are aware, property owners on Ft. Loudon Lake very often own property that extends far out into the water. The property owner actually own's the land under the water and TVA simply has a flowage easement over that land. The property owner can build a dock or "accessory building", some with bathrooms, running water and sleeping quarters, over the water and thus, that property is buildable land for the benefit of and use of the property owner.

Just because "the Planning Commission has required the lots to have a minimum of one acre above the 813' contour" makes it right or enforceable. That is not what the Zoning Ordinance says. In my opinion, your interpretation is arbitrary and an extraction of the actual language of the Ordinance. To take the Webster's dictionary definition of land and try to apply it to the applicable Zoning Ordinance is an extremely far reach.

I respectfully request MPC staff recommend approval of the concept plan as submitted.

Thank you.

Scott Davis

Thank you.

Scott Davis  
865-806-8008

On Thu, Sep 21, 2017 at 9:16 AM, Tom Brechko <[tom.brechko@knoxmpc.org](mailto:tom.brechko@knoxmpc.org)> wrote:  
Scott,

Under Section 5.22.04.E.1.a (Agricultural Zone) of the Zoning Ordinance for Knox County the lot size standard reads as follows: "For each house or mobile home, and buildings accessory thereto, there shall be a minimum lot area of not less than one (1) acre. "

Under the Zoning Ordinance, Article 2. Definitions, Section 2.20. Specific Terms, a "lot" is defined as "A parcel of land which is or may be occupied by a building and its accessory buildings or uses customarily incident thereto, together with such yards or open spaces within the lot lines as may be required by this resolution."

Since the word "land" is not defined in the Zoning Ordinance, you would refer to a standard definition from a dictionary. A common definition of "land" is "the surface of the earth that is not covered by water".

As I had stated at the Developer's Review Meeting on Tuesday, when approving subdivisions that are zoned A (Agricultural) along Fort Loudon Lake, the Planning Commission has required the lots to have a minimum of one acre above the 813' contour which is the Summer lake level established by the Tennessee Valley Authority (TVA). While

TVA has a flowage easement up to the 820' contour, it was determined that the summer lake level was the appropriate elevation to use.

As I had also mentioned, rezoning the property to PR (Planned Residential) as you did with the Jefferson Park West Subdivision (which adjoins this property to the west), would eliminate the minimum lot size issue.

One issue that I forgot to list is that the minimum lot width requirement in the A district is 100'. The lot width is measured at the front building line. This setback requirement would impact proposed lots 5 and 6 because of the location of the 820' contour.

If you decide to move forward with the rezoning, the standard deadline for the Planning Commission's November 9, 2017 meeting is this coming Monday, September 25, 2017.

Tom Brechko

On Wed, Sep 20, 2017 at 11:36 AM, Scott Davis <[swd444@gmail.com](mailto:swd444@gmail.com)> wrote:

Tom,

Can you please provide the Ag lot description you quoted yesterday? I have to decide if I need to rezone the property.

Thank you sir

--

Thank you.

Scott Davis  
[865-806-8008](tel:865-806-8008)

----- Forwarded message -----

From: Scott Davis <[swd444@gmail.com](mailto:swd444@gmail.com)>  
To: Daniel Sanders <[Daniel.Sanders@knoxcounty.org](mailto:Daniel.Sanders@knoxcounty.org)>  
Cc:  
Bcc:  
Date: Wed, 27 Sep 2017 20:26:08 +0000  
Subject: Fwd: Ag Lots

Thank you.

Scott Davis  
[865-806-8008](tel:865-806-8008)

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Thank you sir

--

Thank you.

Scott Davis  
[865-806-8008](tel:865-806-8008)

----- Forwarded message -----

From: Scott Davis <[swd444@gmail.com](mailto:swd444@gmail.com)>  
To: Daniel Sanders <[Daniel.Sanders@knoxcounty.org](mailto:Daniel.Sanders@knoxcounty.org)>  
Cc:  
Bcc:  
Date: Thu, 28 Sep 2017 14:36:40 +0000  
Subject: Fwd: Ag Lots  
This is what I sent to Tom.

Thank you.

Scott Davis  
[865-806-8008](tel:865-806-8008)

----- Forwarded message -----

From: Scott Davis <[swd444@gmail.com](mailto:swd444@gmail.com)>  
Date: Tue, Sep 26, 2017 at 4:25 PM  
Subject: Re: Ag Lots  
To: Tom Brechko <[tom.brechko@knoxmpc.org](mailto:tom.brechko@knoxmpc.org)>, Robert Saunders <[saundersrealtor@gmail.com](mailto:saundersrealtor@gmail.com)>

Tom,

I am in receipt of your email dated September 25th regarding Agricultural zoning and what constitutes, in your opinion, an acre of land. I strongly disagree with your interpretation.

You reference Zoning Ordinance, Article 2. Definitions, Section 2.20. Specific Terms, a "lot" is defined as "A parcel of land which is or may be occupied by a building and its accessory buildings or uses customarily incident thereto, together with such yards or open spaces within the lot lines as may be required by this resolution."

You stated in the Developer's Review meeting that you all consider the buildable area for acreage calculations. As I am sure you are aware, property owners on Ft. Loudon Lake very often own property that extends far out into the water. The property owner actually own's the land under the water and TVA simply has a flowage easement over that land. The property owner can build a dock or "accessory building", some with bathrooms, running water and sleeping quarters, over the water and thus, that property is buildable land for the benefit of and use of the property owner.

Just because "the Planning Commission has required the lots to have a minimum of one acre above the 813' contour" makes it right or enforceable. That is not what the Zoning Ordinance says. In my opinion, your interpretation is arbitrary and an extraction of the actual language of the Ordinance. To take the Webster's dictionary definition of land and try to apply it to the applicable Zoning Ordinance is an extremely far reach.

I respectfully request MPC staff recommend approval of the concept plan as submitted.

Thank you.

Scott Davis

Thank you.

Scott Davis  
[865-806-8008](tel:865-806-8008)

On Thu, Sep 21, 2017 at 9:16 AM, Tom Brechko <[tom.brechko@knoxmpc.org](mailto:tom.brechko@knoxmpc.org)> wrote:  
Scott,

Under Section 5.22.04.E.1.a (Agricultural Zone) of the Zoning Ordinance for Knox County the lot size standard reads as follows: "For each house or mobile home, and buildings accessory thereto, there shall be a minimum lot area of not less than one (1) acre. "

Under the Zoning Ordinance, Article 2. Definitions, Section 2.20. Specific Terms, a "lot" is defined as "A parcel of land which is or may be occupied by a building and its accessory buildings or uses customarily incident thereto, together with such yards or open spaces within the lot lines as may be required by this resolution."

Since the word "land" is not defined in the Zoning Ordinance, you would refer to a standard definition from a dictionary. A common definition of "land" is "the surface of the earth that is not covered by water".

As I had stated at the Developer's Review Meeting on Tuesday, when approving subdivisions that are zoned A (Agricultural) along Fort Loudon Lake, the Planning Commission has required the lots to have a minimum of one acre above the 813' contour which is the Summer lake level established by the Tennessee Valley Authority (TVA). While TVA has a flowage easement up to the 820' contour, it was determined that the summer lake level was the appropriate elevation to use.

As I had also mentioned, rezoning the property to PR (Planned Residential) as you did with the Jefferson Park West Subdivision (which adjoins this property to the west), would eliminate the minimum lot size issue.

One issue that I forgot to list is that the minimum lot width requirement in the A district is 100'. The lot width is measured at the front building line. This setback requirement would impact proposed lots 5 and 6 because of the location of the 820' contour.

If you decide to move forward with the rezoning, the standard deadline for the Planning Commission's November 9, 2017 meeting is this coming Monday, September 25, 2017.

Tom Brechko

On Wed, Sep 20, 2017 at 11:36 AM, Scott Davis <[swd444@gmail.com](mailto:swd444@gmail.com)> wrote:

Tom,

Can you please provide the Ag lot description you quoted yesterday? I have to decide if I need to rezone the property.

Thank you sir

--

Thank you.

Scott Davis  
[865-806-8008](tel:865-806-8008)

----- Forwarded message -----

From: Scott Davis <[swd444@gmail.com](mailto:swd444@gmail.com)>  
To: Daniel Sanders <[Daniel.Sanders@knoxcounty.org](mailto:Daniel.Sanders@knoxcounty.org)>  
Cc:  
Bcc:  
Date: Wed, 27 Sep 2017 20:26:08 +0000  
Subject: Fwd: Ag Lots

Thank you.

Scott Davis  
[865-806-8008](tel:865-806-8008)

----- Forwarded message -----

From: Tom Brechko <[tom.brechko@knoxmpc.org](mailto:tom.brechko@knoxmpc.org)>  
Date: Thu, Sep 21, 2017 at 9:16 AM  
Subject: Re: Ag Lots  
To: Scott Davis <[swd444@gmail.com](mailto:swd444@gmail.com)>

Scott,

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Thank you sir

--


Thank you.


Scott Davis  
[865-806-8008](tel:865-806-8008)

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3 attachments

 [noname.eml](#)  
20K

 [noname.eml](#)  
12K

 [Harper's Cove Lewis Howard.pdf](#)  
173K

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Gerald Green <[gerald.green@knoxmpc.org](mailto:gerald.green@knoxmpc.org)>  
To: Steve Wise <[srwise@wiseandreeves.com](mailto:srwise@wiseandreeves.com)>  
Cc: Tom Brechko <[tom.brechko@knoxmpc.org](mailto:tom.brechko@knoxmpc.org)>

Tue, Oct 3, 2017 at 10:28 AM

Our discussions with Mr. Davis will be interesting, as always.

Gerald Green AICP  
Executive Director  
Knoxville-Knox County  
Metropolitan Planning Commission  
[400 Main Street, Suite 403](#)  
[Knoxville, TN 37902](#)  
[865.215.3758](tel:865.215.3758)  
[gerald.green@knoxmpc.org](mailto:gerald.green@knoxmpc.org)

[Quoted text hidden]

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Scott Davis <[swd444@gmail.com](mailto:swd444@gmail.com)> Tue, Oct 3, 2017 at 11:57 AM  
Reply-To: [swd444@gmail.com](mailto:swd444@gmail.com)  
To: Dwight Van de Vate <[Dwight.VandeVate@knoxcounty.org](mailto:Dwight.VandeVate@knoxcounty.org)>, Cindy Pionke <[cindy.pionke@knoxcounty.org](mailto:cindy.pionke@knoxcounty.org)>, Tom Brechko <[Tom.Brechko@knoxmpc.org](mailto:Tom.Brechko@knoxmpc.org)>, Dan Kelly <[dan.kelly@knoxmpc.org](mailto:dan.kelly@knoxmpc.org)>, Lewis Howard <[lewis@howardhowardlaw.com](mailto:lewis@howardhowardlaw.com)>, Daniel Sanders <[daniel.sanders@knoxcounty.org](mailto:daniel.sanders@knoxcounty.org)>

Cindy,

Any updates on the road width recommendations for Harper's Cove and the reasoning/circumstances behind recommending approval for 18' wide roads in Arcadia and not Harper's Cove?

Thank you.



Scott Davis

Thank you.

Scott Davis  
865-806-8008

[Quoted text hidden]

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Dwight Van de Vate <Dwight.VandeVate@knoxcounty.org> Tue, Oct 3, 2017 at 1:49 PM  
To: "swd444@gmail.com" <swd444@gmail.com>, Cindy Pionke <Cindy.Pionke@knoxcounty.org>, Tom Brechko <Tom.Brechko@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Lewis Howard <lewis@howardhowardlaw.com>, Daniel Sanders <Daniel.Sanders@knoxcounty.org>

Scott- I have not forgotten you on this. Cindy and I are scheduled to discuss at 2:30, and Leo has been engaged as well. I'll follow up later this a. ernoon.

Thanks,

Dwight

From: Scott Davis [mailto:swd444@gmail.com]  
Sent: Tuesday, October 03, 2017 11:58 AM  
To: Dwight Van de Vate <Dwight.VandeVate@knoxcounty.org>; Cindy Pionke <Cindy.Pionke@knoxcounty.org>; Tom Brechko <Tom.Brechko@knoxmpc.org>; Dan Kelly <dan.kelly@knoxmpc.org>; Lewis Howard <lewis@howardhowardlaw.com>; Daniel Sanders <Daniel.Sanders@knoxcounty.org>  
Subject: Re: Harper's Cove

Cindy,

[Quoted text hidden]

[Quoted text hidden]

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Scott Davis <swd444@gmail.com> Tue, Oct 3, 2017 at 1:55 PM  
To: Cindy Pionke <Cindy.Pionke@knoxcounty.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Daniel Sanders <Daniel.Sanders@knoxcounty.org>, Dwight Van de Vate <Dwight.VandeVate@knoxcounty.org>, Lewis Howard <lewis@howardhowardlaw.com>, Tom Brechko <Tom.Brechko@knoxmpc.org>

Thank you sir.

[Quoted text hidden]

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[Quoted text hidden]

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Dwight Van de Vate <Dwight.VandeVate@knoxcounty.org> Wed, Oct 4, 2017 at 2:58 PM  
To: "swd444@gmail.com" <swd444@gmail.com>, Cindy Pionke <Cindy.Pionke@knoxcounty.org>, Tom Brechko <Tom.Brechko@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Lewis Howard <lewis@howardhowardlaw.com>, Daniel Sanders <Daniel.Sanders@knoxcounty.org>

Thanks for your follow up, and patience waiting on a reply.

As you know, the decision regarding whether or not to grant a variance on road width will be made by the MPC. In the case of Harper's Cove, we will defer to the recommendations that will be contained in the MPC staff report submitted to the Planning Commission.

With reference to the past action of the Planning Commission on Arcadia, and your pending variance request for Harper's Cove, we note the following from MPC staff report 8-SA-11-C, describing conditions at Arcadia:

This is not the typical subdivision that comes before MPC for review . The mix of housing types, the abundance of open space and community facilities and the use of private streets on such a large scale make the strict application of the Subdivision Regulations virtually impossible. The applicants are proposing to control the development of this site and the construction of the dwellings through a strict set of covenants that will dictate design elements that will have to be adhered to throughout the project. For these reasons, staff believes that Sections 82-20 - 22 of the Subdivision Regulations will govern the review of this project. These sections of the regulations permit the MPC to modify the application of the strict standards of the Subdivision Regulations to permit large scale developments that contain design innovations. The MPC staff has thoroughly reviewed the plans for this project and are satisfied that the public interest will continue to be served with the granting of variances from the Subdivision Regulations.

Arcadia is a 495 acre subdivision. We also note that the main road into Arcadia is 22' wide, which did not require a variance. There were two roads granted variances to 18', serving 7 lots total, and one road granted a variance to 20', that served a total of 11 lots. Your entire subdivision as proposed is 11.9 acres and would include 12 lots, so to the extent that we would offer a comment, it would be that this seems the most relevant comparison between Arcadia and Harper's Cove.

We also note that, to the best of our knowledge, no basis has been offered a basis for the variance request, nor has any hardship been described. This makes it difficult for us to offer a fully informed opinion to the Planning Commission or staff on any transportation questions that may come up.

Again, we will defer to the staff recommendations offered by MPC staff to the Planning Commission.

Thanks, Dwight

Dwight Van de Vate  
Senior Director  
Engineering & Public Works  
[205 West Baxter Avenue](#)  
Knoxville, TN 37917  
[\(865\) 215-5800](tel:(865)215-5800)

From: Scott Davis [mailto:[swd444@gmail.com](mailto:swd444@gmail.com)]  
Sent: Tuesday, October 03, 2017 11:58 AM  
To: Dwight Van de Vate <[Dwight.VandeVate@knoxcounty.org](mailto:Dwight.VandeVate@knoxcounty.org)>; Cindy Pionke <[Cindy.Pionke@knoxcounty.org](mailto:Cindy.Pionke@knoxcounty.org)>; Tom Brechko <[Tom.Brechko@knoxmpc.org](mailto:Tom.Brechko@knoxmpc.org)>; Dan Kelly <[dan.kelly@knoxmpc.org](mailto:dan.kelly@knoxmpc.org)>; Lewis Howard

<[lewis@howardhowardlaw.com](mailto:lewis@howardhowardlaw.com)>; Daniel Sanders <[Daniel.Sanders@knoxcounty.org](mailto:Daniel.Sanders@knoxcounty.org)>  
Subject: Re: Harper's Cove

Cindy,

[Quoted text hidden]

[Quoted text hidden]

LEWIS S. HOWARD, JR.  
DALLIS H. HOWARD  
STEVEN K. BOWLING  
JOSHUA B. BISHOP

LEWIS S. HOWARD  
(1930-2015)



MATTHEW W. SHERROD  
ERIN J. WALLEN  
JESSEE E. BUNDY  
KATIE J. LAMB

September 27, 2017

**VIA EMAIL &  
FIRST CLASS MAIL**

Mr. Scott W. Davis  
Eagle Bend Development  
P.O. Box 11315  
Knoxville, Tennessee 37939

**Re: MPC/Proposed Concept Plan**

Dear Scott:

I am in receipt of a copy of the email from Tom Brechko dated September 20, 2017 regarding position on calculation of lot sizes fronting Fort Loudon Lake.

I have reviewed the relevant zoning ordinances and subdivision regulations and do not find anything to support MPC's suggestion that portions of a lot below the 813' contour of the summer lake level established by TVA should be disregarded in determining lot sizes. In fact, the Agricultural Zone portion of the Knox County Zoning Ordinance referred to by Mr. Brechko specifically refers to "minimum lot area." However, Mr. Brechko's suggestion that a "lot" is further defined by "land," which is not defined in the Zoning Ordinance and therefore means, "the surface of the earth that is not covered by water" is legally and factually incorrect. A lot which consists of land which may be partially covered by water due to TVA's flowage easement is not reduced in size by the extent of such flowage easement. Rather, the lot size remains the same and is simply subject to TVA's flowage easement. There is no basis for ignoring the area of a lot which may be covered by water in calculating the size of such lot for zoning and/or density purposes.

I am not sure of the basis of Mr. Brechko's definition of "land," however, *Black's Law Dictionary* defines land as, "an immovable and indestructible three-dimensional area consisting of a portion of the earth's surface, the space above and below the surface, and everything growing on or permanently affixed to it." The definition goes on to state, "in its legal significance, 'land' is not restricted to the earth's surface, but extends below and above the surface. Nor is it confined to solids, but may encompass within its bounds such things as gases and liquids. A definition of 'land' along the lines of 'a mass of physical matter occupying space' also is not sufficient, for an owner of land may remove part or all of that physical matter, as by

Mr. Scott Davis  
September 27, 2017  
Page 2

digging up and carrying away the soil, but would nevertheless retain as a part of his 'land' the space that remains'.

Clearly, there is no legal or factual basis to exclude lot area lying below the 813' contour, nor any other contour level, in determining lot sizes under the Zoning Ordinances for Knox County.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "L. Howard, Jr.", with a long horizontal flourish extending to the right.

Lewis S. Howard, Jr.

LSH/ct



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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[MPC Comment] New subdivision on north shore

1 message

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Annie Duncan <aduncan@tds.net>

Wed, Oct 11, 2017 at 11:00 PM

Reply-To: aduncan@tds.net

To: Commission@knoxmpc.org

Please do not vote yes to the new subdivision on Northshore being proposed by Scott Davis. Northshore is already far too congested. I realize that Scott Davis is a former commissioner and usually gets his way when he appears before the MPC, but I would beg you to make the right decision rather than the easy one. Northshore is a narrow road with way too much traffic. It is so dangerous!!!! No more neighborhoods please!

Sent from my iPhone

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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[MPC Comment] Harpers Cove - Northshore Dr

1 message

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Eric Rose <5860clcs@gmail.com>

Wed, Oct 11, 2017 at 4:19 PM

Reply-To: 5860clcs@gmail.com

To: commission@knoxmpc.org

Commission members

Regarding the proposed Harpers Cove development off Northshore Drive. My wife Valerie and I are vehemently opposed to it on many fronts. Most importantly there are long delays exiting Jefferson Park due to higher density changes made by the developer which in addition to aforementioned delays has resulted in more traffic accidents and pedestrian hazards to those biking and walking the areas. We need more walkways not density that will result in an increased danger to the public safety.

Sincerely

Eric & Valerie Rose  
12253 Fredericksburg Blvd  
Knoxville, TN 37923

Sent from my iPhone

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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**[MPC Comment] Proposed Subdivision near Montgomery Cove and Jefferson Park**

1 message

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'Amy Skelton' via Commission <commission@knoxmpc.org>

Wed, Oct 11, 2017 at 4:28 PM

Reply-To: shesadoglover@yahoo.com

To: Commission@knoxmpc.org

To Whom it may Concern,

I am writing to voice my concern over the proposed new Harpers Cove Subdivision on Northshore Dr. adjacent to Montgomery Cove and Jefferson Park. This area has grown significantly and the current infrastructure is not sufficient to handle the current traffic, let alone any additional. Each morning, I spend approximately 7 minutes attempting to pull out onto Northshore. It has become extremely dangerous. There have been numerous times I have had to turn right and then make a u-turn just to head west. I have a 15 year old son just learning to drive. I believe pulling out of our own Subdivision is one of the most dangerous situations he will face. Until the traffic situation is resolved PLEASE do not approve any additional housing developments in this area.

Sincerely,

Amy Skelton  
1324 Charlottesville Blvd  
Knoxville, TN 37922

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





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[MPC Comment] MPC Agenda Item #20 Concept Plan for Harper's Cove/ October 12, 2017

1 message

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andypage@charter .net <andypage@charter.net>  
Reply-To: andypage@charter.net  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Oct 10, 2017 at 4:12 PM

Dear Knox County Planning Commission:

My name is Andy Page and I am the HOA President of the Jefferson Park Subdivision that was developed by Mesana Investments LLC. I am writing to recommend the MPC seriously consider denying the concept plan for Harper's Cove, whose 11.9 acres would border Jefferson Park on North Shore Drive, and would potentially establish a second housing development in this vicinity on North Shore Drive with a sub-par infrastructure plan to support it.

Mesana Investments developed Jefferson Park Subdivision in 2007 as they now plan to do for the Harper's Cove subdivision. Mesana had control of the Jefferson Park HOA until spring of this year, 2017. This included control of all subdivision maintenance and improvements for the last 10 years.

Jefferson Park Phase I has boulevard style streets. There were several improvements to Jefferson Park that Mesana constructed in or after 2007. Approximately 3 years ago, the roads and right of ways in Jefferson Park were seceded to Knox County. The improvements located in the dedicated right of way were lighting, an entrance gazebo, irrigation, and walkways.

Mesana installed gas lanterns on posts for the lighting in the boulevards. In recent years, the gas lamps were not working correctly. The residents consulted with gas specialty contractors, who pressure tested the gas lines and determined that they were leaking and represented an imminent safety hazard. Sample holes were dug to expose the gas line connections. The contractors said the materials were subpar, and not built to code. In less than 10 years from construction, the gas lines and lamps had to be abandoned. Despite repeated attempts to get Mesana to address this issue, they did nothing to maintain, repair, or replace the lamps. Due to safety concerns of the gas lamps and inadequate lighting, the residents of Jefferson Park had to replace all the gas lamps with solar lamps to ensure adequate lighting in the development.

Mesana had a gazebo constructed in the Jefferson Park entrance roundabout. All advertisements for Jefferson Park show a picture of the roundabout gazebo as a centerpiece for the subdivision. Approximately 2 years ago, water intrusion, due to poor construction and no maintenance, caused wood rot and the roof separated from the support posts. Collapse was imminent, repair was not an option. In less than 10 years, the gazebo roof had to be torn down.

Mesana installed a sprinkler system in the boulevards. It is constantly breaking and leaking. The contractors say it was not installed correctly and will continue to break. It cannot be fixed, and it needs to be abandoned and replaced with a new system.

There are walkways in the boulevards, with no other sidewalks. The walkways were established with 1"-2" base rock, but never fully constructed or maintained. This type of base rock is not meant to be walked on; it is the base on which a walkable surface needs to go on top. You cannot put a stroller or wheelchair on this material. It is treacherous, and no one uses it because it is not functional nor is it safe. Mesana had control of Jefferson Park for 10 years, and never finished the job; nor installed a functional walkway for the residents.

There are many other examples of infrastructure neglect by Mesana in Jefferson Park that as the new HOA President I am only now being able to address. Ten years ago, you trusted the construction integrity of Mesana LLC and Jefferson Park is an example where Mesana failed to meet your expectations and its obligations to the Jefferson Park residents.

I hope you will use this information to make an informed decision about Mesana Investments LLC concept plan for Harper's Cove-but I urge you, please do not make the same mistake again. Please contact me if I can provide any further assistance. Best, Andy Page, JP HOA President 865-206-4417

RE: Harpers Cove 10-SE-17-C

If the Harper's Cove subdivision is approved, it will only be adding to the frustrated Knox County residents who do not have a way to walk or ride bikes on South Northshore Drive between Concord Park South and the Choto Circle.

The single most impactful thing that Knox County can do for our safety, for our quality of life, and for our property values, is to give us walkability on South Northshore Drive. Please do not allow anymore development in this area without including walkability plans.

South Northshore Drive is the only way to access Concord Park from the Jefferson Park Subdivision, the YMCA adjacent to Jefferson Park, and all subdivisions west of Jefferson Park. Approving the proposed Harper's Cove subdivision without including walkability on South Northshore Drive will only make the situation worse.

South Northshore Drive is narrow and has no shoulders. The sides of the road drop down into a tight, overgrown ditch. It is not walkable, and there is no where else to walk or ride a bike, other than in the traffic lane.

Traffic has greatly increased over the past few years due to all the new homes and subdivisions that have been built in this corner of Knox County. Three years ago my Junior High kid was the only student getting on and off the Farragut bus. Now there are at least 20. The number of kids getting on and off the school busses has dramatically increased.

This situation is a tragedy waiting to happen. Kids can not get home, get to school, or get to Concord Park on foot, without mixing with the traffic on South Northshore. Please do not wait for a tragedy to happen before a walkway is added.

Concord Park is located less than 1/2 mile from Jefferson Park; a 10 minute walk if we had access. The proposed Harper's Cove subdivision will be even closer. At night we can see the lights at the baseball fields and hear the crowds cheering, but the only way we can get to Concord Park is to get in our cars and drive there.

For our safety, for our quality of life, and for our property values, the residents that live in these subdivisions off South Northshore Drive don't just want a walkway, we need a walkway.

Paulette and Jeff Pelletier  
12211 Fredericksburg Blvd  
Knoxville TN 37922.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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[MPC Comment] Harper 's Cove

1 message

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Tracey Anderson <traceybanderson@gmail.com>

Wed, Oct 11, 2017 at 9:02 AM

Reply-To: traceybanderson@gmail.com

To: commission@knoxmpc.org

To whom it may concern:

I am writing in regards to the future Harper's Cove Development. I am a resident in Jefferson Park subdivision which as you know was also developed by Scott Davis of Mesana Investments.

I read the email from our Jefferson Park president however he was extremely kind and forgot to mention a few other serious issues:

-Before he turned over the HOA to the Jefferson Park residents, he very secretly approved 10 Ball homes to be built in the phase I section of the neighborhood completely ignoring the restrictions required to built in that section.

-When selling the lots of Phase I, he completely lied about the future development of the land that was undeveloped at that time.

-The realtor who was working with Scott Davis in the beginning will not even be associated with him anymore.

In addition to his dishonesty, in the five years we have owned our property and lived in the subdivision, we have seen the entire place fall apart. The two fountains he built (one in the main entrance and the other by the pool) have never worked properly and now don't work at all. The one by the pool has never even been capable of turning on.

I have a very special interest in the property for Harpers Cove because my home currently backs up to that land. Whatever is decided in going forward with Scott Davis, I just please ask that he is locked in to developing a beautiful neighborhood. The entire community would appreciate if he has zero ability to change anything once he gets approval. Homes are investments that families make for futures of their retirement and for their children. When dishonest people like Scott Davis try to cheat and make an extra dollar any way possible, it can do more harm than realized when just looking at a subdivision.

Thank you  
Tracey Anderson

Sent from my iPhone

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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[MPC Comment] Knox County MPC Meeting - Oct 12th comment for file 10-SE-17-C

1 message

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Jeff Williams <bocifus715@gmail.com>

Wed, Oct 11, 2017 at 11:28 AM

Reply-To: bocifus715@gmail.com

To: commission@knoxmpc.org

Hello,

I'm writing to comment on an item in the upcoming Oct 12th meeting, item #20 Harper's Cove. This is file # 10-SE-17-C.

Please know that the proposed developer of this community, Mesana Investments, and it's owner, Scott Davis, have a history of not following through with proper development of communities in the area. The Jefferson Park subdivision is one example of Mesana's lack of attention to details that have ended up costing the residents thousands of dollars in after-the-fact repairs and renovations. This includes infrastructure as well as decorative elements within the neighborhood.

I urge the Commission to deny Mesana the opportunity to develop any more communities in the area, as it would put undue strain on it's potential residents.

Thank you.

Jeff Williams  
Resident of Jefferson Park

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

+60%

KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN PLANNING COMMISSION

TENNESSEE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

# SUBDIVISION - CONCEPT

Name of Applicant: Scott Davis

Date Filed: 8/31/2017 Meeting Date: 10/12/2017

Application Accepted by: M. Payne

Fee Amount: 1,376.00 File Number: Subdivision - Concept 10-<sup>SE</sup>-17-C

Fee Amount: H Related File Number: Development Plan H

**PROPERTY INFORMATION**

Subdivision Name: HARPERS COVE

Unit/Phase Number: \_\_\_\_\_

General Location: S. Northshore Drive

Tract Size: 11-9 Ac. No. of Lots: 12

Zoning District: A, F

Existing Land Use: Vacant

Planning Sector: Southwest County

Growth Policy Plan Designation: Rural

Census Tract: 58.12

Traffic Zone: 176

Parcel ID Number(s): 162 056

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

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Scott Davis  
Mesans Investments LLC

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

Address: PO Box 11315

City: Knoxville State: TN Zip: 37939

Telephone: 806-8008

Fax: 693-7465

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

**PROJECT SURVEYOR/ENGINEER**

PLEASE PRINT

Name: Jim Sullivan

Company: \_\_\_\_\_ Land Surveyor

Address: 2543 Creekstone Circle

City: Maryville State: TN Zip: 37804

Telephone: 406-7324

Fax: 233-0572

E-mail: SusieandJimS@gmail.com

**AVAILABILITY OF UTILITIES**

List utility districts proposed to serve this subdivision:

Sewer FVD

Water FVD

Electricity LCVB

Gas KVB

Telephone TDS

**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)

**APPLICATION CORRESPONDENCE**

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

PLEASE PRINT

Name: Jim Sullivan

Company: same as above

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

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

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

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

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

**VARIANCES REQUESTED**

1. ~~Vertical~~ Vertical curve length 25 to 17-5 0+12 to 1+52  
Justify variance by indicating hardship: to edge cut @ high point

2. Justify variance by indicating hardship: Road width 26' to 18' without curb

3. Justify variance by indicating hardship: JPE instead of public road

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: Jim Sullivan

Address: 3000 S other side

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

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

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

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

Signature: Jim Sullivan

Date: Aug-30, 2017