



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

▶ **FILE #:** 8-SB-18-C
8-C-18-UR

AGENDA ITEM #: 16
AGENDA DATE: 8/9/2018

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

TAX IDENTIFICATION: 104 F D 015 AND 104-19301

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Bob Kirby Rd

▶ **LOCATION:** Northwest side of Bob Kirby Rd., northeast and southwest side of Secretariat Blvd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 24 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences - PR (Planned Residential)
South: Residences, vacant land and commercial development - PR (Planned Residential) and CA (General Business)
East: Residence and vacant land - OB (Office, Medical, and Related Services) & PC (Planned Commercial)
West: Residences - A (Agricultural)

▶ **NUMBER OF LOTS:** 62

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Secretariat Blvd., a local street with a boulevard design within a 100' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 10 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 (Ord 91-1-102).
3. Staff is recommending that the applicant work with the Knox County Department of Engineering and Public Works on installing a sidewalk along the subdivision's Bob Kirby Rd. frontage, providing a connection from the

existing sidewalk along Middlebrook Pike to the Secretariat Blvd. intersection which provides access to this subdivision.

4. Revising the lot layout for lots 1-7 and Lot 62 to address: a) the minimum 15' peripheral setback requirement on the north side of Lot 7; b) the existing drainage that crosses the site in the area of Lots 1-3; c) the required 30' to centerline right-of-way dedication along Bob Kirby Rd.; and d) complying with the driveway location requirements of the Knox County Access Control and Driveway Design Policy.
5. The design of the median opening in the boulevard for Secretariat Blvd. at the proposed new subdivision street is subject to approval by the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision. Private utilities located in the boulevard are to be reinstalled in kind by the developer.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that all lots will have access only to the internal street system (which includes Secretariat Blvd).
8. Placing a note on the final plat that the Minimum Floor Elevation for Lots 33-52 is 964'.
9. Any proposed development of the "Future Development" area located at intersection of Bob Kirby Rd. and Middlebrook Pike is subject to review and approval by the Planning Commission. This proposed subdivision of 62 lots and any development of the "Future Development" area cannot exceed the density limitations that exist for this site.
10. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the development plan for up to 62 detached dwellings on individual lots and a reduction of the peripheral setback as recommended by staff in the comment section below, subject to 1 condition.**

1. 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 the PR zone and a Use on Review.

COMMENTS:

The applicant is proposing to subdivide this 24 acre property into 62 detached residential lots at an overall density of 2.58 du/ac. This property is located on the northwest side of Bob Kirby Rd. and northeast and southwest side of Secretariat Blvd. The property extends to the Bob Kirby Rd. and Middlebrook Pike intersection and has frontage along Middlebrook Pike. The area located on the east side of Plumb Creek at the intersection of Bob Kirby Rd. and Middlebrook Pike is designated on the concept plan as "Future Development". Any proposed development of the "Future Development" area is subject to review and approval by the Planning Commission. This proposed subdivision and any future development proposals are subject to the density limitations of the PR (Planned Residential) zoning.

While this subdivision has frontage along Middlebrook Pike and Bob Kirby Rd. that are located within the Parent Responsibility Zone (PRZ), the entrance street for the proposed subdivision is located outside of the PRZ. Staff is recommending a condition that the applicant work with the Knox County Department of Engineering and Public Works on installing a sidewalk along the subdivision's Bob Kirby Rd. frontage, providing a connection from the existing sidewalk along Middlebrook Pike to the Secretariat Blvd. intersection which provides access to this subdivision. This sidewalk extension would allow for pedestrian connections to the commercial development along Middlebrook Pike and Ball Camp Elementary School.

The applicant is requesting the following reductions in the required 35' peripheral setback for the subdivision:

- 1) A reduction of the peripheral setback from 35' to 25' along the northwestern boundary of the subdivision that adjoins the Churchill Downs Subdivision. - Staff recommends approval of this request.
- 2) A reduction of the peripheral setback for the Bob Kirby Rd. frontage for Lot 1 from 35' to 20'. Staff recommends denial of this reduction along the collector street frontage.
- 3) A reduction of the peripheral setback for the Bob Kirby Rd. frontage for Lot 62 from 35' to 25'. Staff recommends denial of this reduction along the collector street frontage.
- 4) The applicant did not identify the peripheral setback for the northwestern property line for Lot 7 which is a side yard lot line for the adjoining lot in Churchill Downs Subdivision. - Staff recommends a reduction from 35' to 15' which is the minimum reduction allowed.

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 all utilities are available to serve this site.

2. The proposed detached residential subdivision at a density of 2.58 du/ac, is consistent in use and density (up to 3 du/ac) with the existing PR zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar or greater densities.

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

1. 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 use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the subdivision has access to a minor collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for medium and low density residential uses with a maximum density of 12 du/ac. The PR zoning approved for the site will allow a density up to 3 du/ac. At a proposed density of 2.58 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 668 (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.

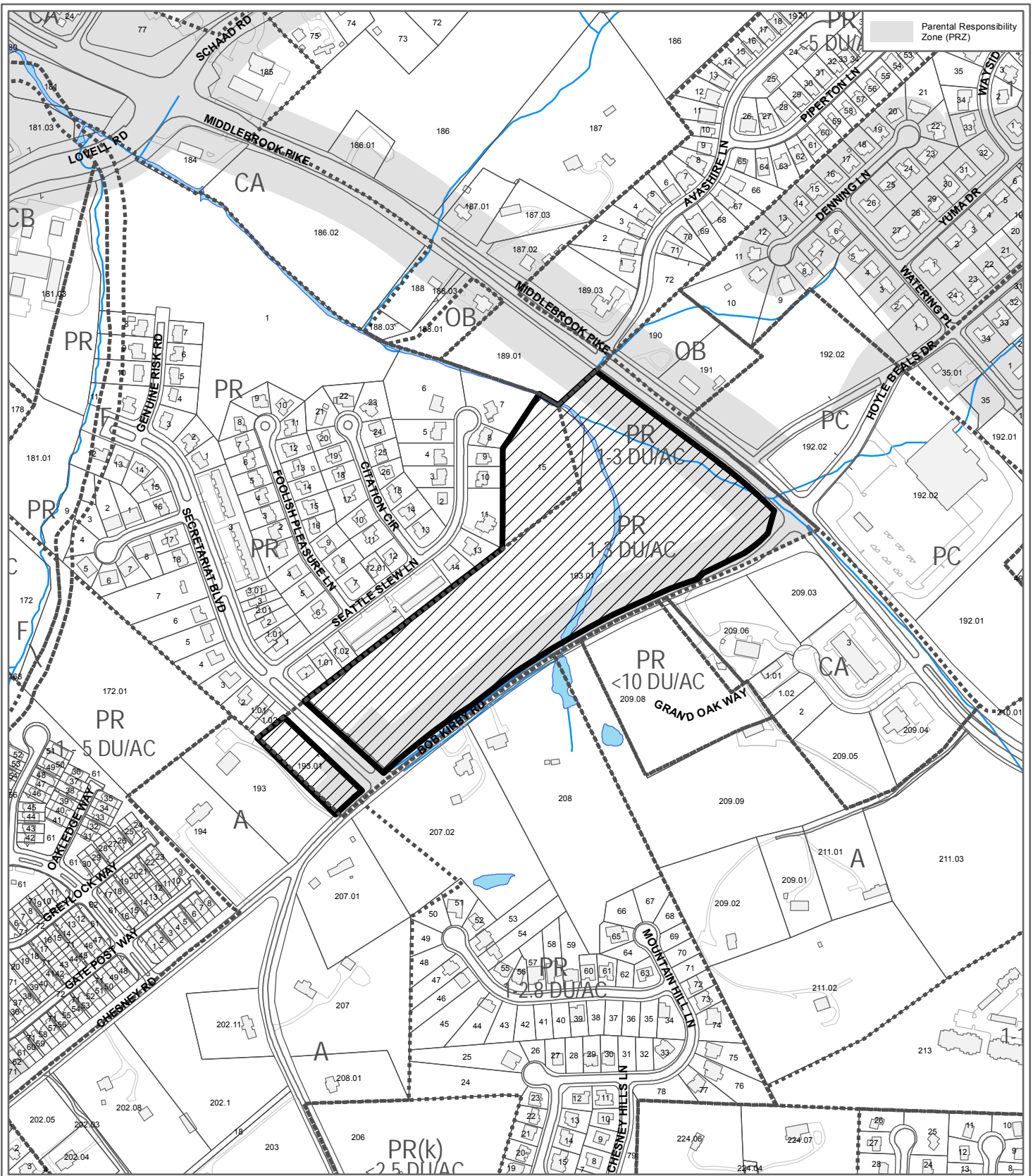
ESTIMATED STUDENT YIELD: 25 (public school children, ages 5-18 years)

Schools affected by this proposal: Ball Camp Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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 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.



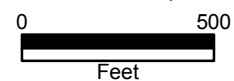
**8-SB-18-C / 8-C-18-UR
CONCEPT PLAN/USE ON REVIEW**



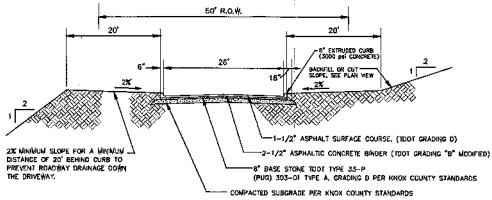
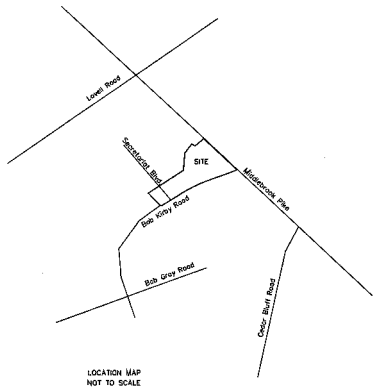
Detached Residential Subdivision in PR (Planned Residential)

Petitioner: Mesana Investments, LLC
The Cove at Churchill Downs

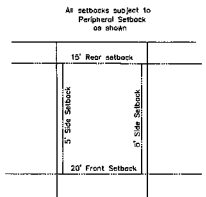
Map No: 104
Jurisdiction: County



Original Print Date: 7/19/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



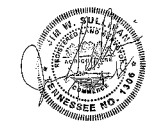
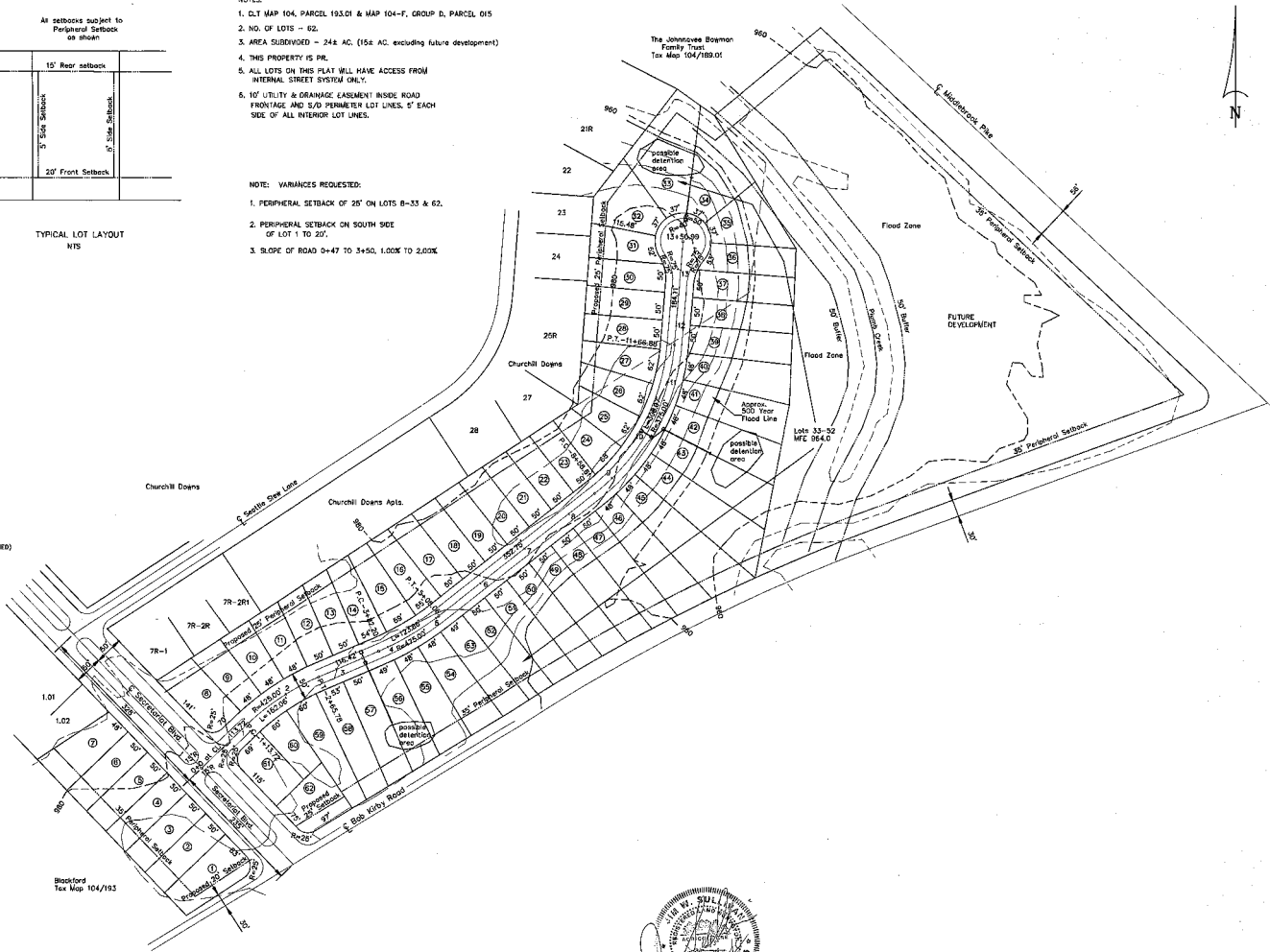
TYPICAL ROADWAY CROSS-SECTION
NTS



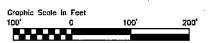
TYPICAL LOT LAYOUT
NTS

- NOTES:
1. CLT MAP 104, PARCEL 193.01 & MAP 104-F, GROUP D, PARCEL D15
 2. NO. OF LOTS - 62.
 3. AREA SUBDIVIDED - 24± AC. (15± AC. excluding future development)
 4. THIS PROPERTY IS PK.
 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.

- NOTE: VARIANCES REQUESTED:
1. PERIPHERAL SETBACK OF 25' ON LOTS 8-33 & 62.
 2. PERIPHERAL SETBACK ON SOUTH SIDE OF LOT 1 TO 20'.
 3. SLOPE OF ROAD 0+47 TO 3+50, 1.00% TO 2.00%



CERTIFICATION OF CONCEPT PLAN
I hereby certify that I am a Surveyor, licensed to do surveying 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-Chico County Subdivision Regulations except as hereinafter identified and described in a report filed with the Metropolitan Planning Commission.
T.N. RLS #1306

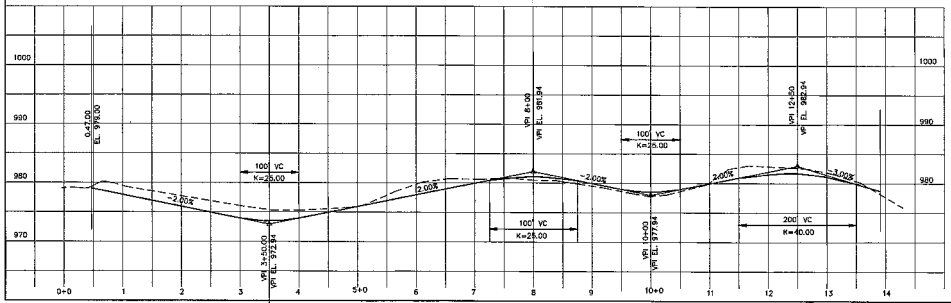


REVISED
JUL 23 2018

MPC FILE NO.'S B-SB-18-C/B-C-1B-UR
CLT MAP 104 PARCEL 193.01 &
CLT MAP 104-F, GROUP D, PARCEL 15
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100' JUNE 25, 2018
JULY 24, 2018

SURVEYOR:
JIM SULLIVAN
2843 CREEKSTONE CIRCLE
MARYVILLE, TN, 37804
PH. 408-7324

DEVELOPER:
MESANA INVESTMENTS, LLC
P.O. BOX 1315
KNOXVILLE, TN, 37939
PH. (665) 693-3556





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

[MPC Comment] The Cove at Churchill Downs

1 message

Trish Trentham <ptrentham82@gmail.com>
Reply-To: ptrentham82@gmail.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Jul 24, 2018 at 1:11 PM

I am the President of the HOA at Churchill Downs and I am writing to express concerns with the proposed development:

THE COVE AT CHURCHILL DOWNS-MESANA INVESTMENTS, LLC a. Concept Subdivision Plan 8-SB-18-C Northwest side of Bob Kirby Road, northeast and southwest side of Secretariat Boulevard, Commission District 6. b. USE ON REVIEW 8-C-18-UR Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

We have already suffered enough development around our community with the renovation of Corner 16 and the construction going on underway right behind it on Bob Kirby for the new townhomes. There is no need for new housing in this area and the road itself is a danger, increasing traffic will only make it worse. In the past couple months, I have witnessed four different vehicles that have ran off the road and into the ditch on Bob Kirby on the side of the proposed development.

Furthermore, the potential development could cause flooding issues for current residences, as that land floods very often during storms, not to mention the potential issues surrounding construction.

We want to do everything in our power to prevent further development in our area. This section of Middlebrook Pike and Hardin Valley is titled "Scenic Route" and we want to keep it that way.

Please advise of any recourse we may take and provide any individuals we can contact to express our concerns.

Respectfully,

Patricia Trentham

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This message was directed to commission@knoxmpc.org



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: Mesona Investments, LLC
Date Filed: 6-25-2018 Meeting Date: 8-9-18
Application Accepted by: Sherry Wojcikowski
Fee Amount: _____ File Number: Subdivision - Concept 8-SA-18-C
Fee Amount: _____ Related File Number: Development Plan 8-C-18-UR

PROPERTY INFORMATION

Subdivision Name: The Cove at Churchill Downs
 Unit/Phase Number: N/S Bob Kirby Rd
 General Location: W/S Middlebrook Pk.
 Tract Size: 2.12 Ac. No. of Lots: 62
 Zoning District: PR
 Existing Land Use: _____
 Planning Sector: Northwest County
 Growth Policy Plan Designation: _____

Census Tract: 46.12
 Traffic Zone: 249
 Parcel ID Number(s): 104 193.01 & 104 FDO15

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Scott Davis
 Company: Mesona Investments, LLC
 Address: P O Box 11315
 City: Knoxville State: TN Zip: 37939
 Telephone: 865-866-8008
 Fax: 865-693-7465
 E-mail: swd444@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: Jim Sullivan
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 E-mail: _____

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
 Sewer WKVD
 Water WKVD
 Electricity _____
 Gas _____
 Telephone _____

TRAFFIC IMPACT STUDY REQUIRED
 No Yes TBD

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: Above
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 E-mail: _____

VARIANCES REQUESTED

1. Peripheral setback from 35 to 25'
Justify variance by indicating hardship: _____

To allow better building sites

2. _____
Justify variance by indicating hardship: Peripheral setback lot 1 35' to 20'

To allow better building site

3. _____
Justify variance by indicating hardship: Road slope 0+47 to 3+50, 1% to 2%

to allow a better Low Point and have better drainage

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: _____

Signature: [Handwritten Signature]

Fax: _____

Date: 6-25-2018

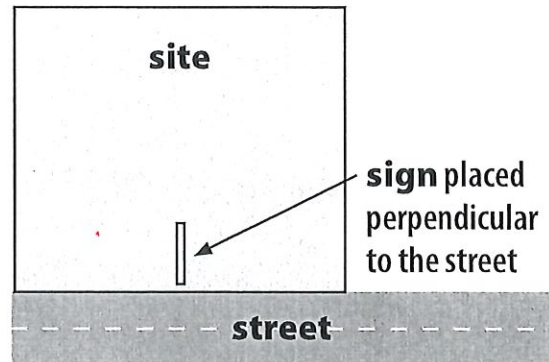
E-mail: _____

REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. MPC staff will provide a sign to post on the property at the time of application.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign must be posted no later than *two weeks prior* to the scheduled MPC or BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC or BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

I hereby agree to post the sign provided on the subject property on or before

July 25, 2018
consistent with the guidelines provided above; and to *remove the sign within one week after* the MPC or BZA decision.

Signature: I But for Scott Davis

Printed Name: Mesana Investments, LLC

Date: 6-25-18

MPC or BZA File Number: 8-C-18-UR / 8-SB-18-C