



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 6-SF-19-C **AGENDA ITEM #:** 12
6-F-19-UR **AGENDA DATE:** 6/13/2019

▶ **SUBDIVISION:** SEVIER MEADOWS
▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC
OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 135 02202 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 2315 Goff Rd

▶ **LOCATION:** East side of Maryville Pike, North of Rudder Road.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Knob Creek

▶ **APPROXIMATE ACREAGE:** 20.6 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land and stream - RB (General Residential), A (Agricultural) & PR (Planned Residential)
South: Residences - RB (General Residential) & A (Agricultural)
East: Vacant land and stream - PR (Planned Residential)
West: Residences and vacant land - RB (General Residential), A (Agricultural) & OB (Office, Medical, and Related Services)

▶ **NUMBER OF LOTS:** 77

SURVEYOR/ENGINEER: Fulghum, MacIndoe & Associates, Inc.

ACCESSIBILITY: Access is via Maryville Pike, a minor arterial street with a 22' pavement width within a 70' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance on Road A at STA 0+74.34, from k:25 to k:19.
2. Vertical curve variance on Road C at STA 5+89.04, from k:25 to k:15.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. At the design plan stage of the subdivision, provide documentation to the Knox County Department of Engineering and Public Works staff as to the limits of the demolition landfill that has occurred on this site. Any portions of the site that are impacted by the demolition landfill must be remediated before a final plat for the impacted lots is approved and recorded.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for access to Maryville Pike. Required improvements include the addition of a 6 foot wide paved shoulder with a storage length of 115 feet and a taper length of 50 feet on both sides of the proposed street connection to Maryville Pike.
7. Any future development of the property beyond the original 77 lots will require an update of the Traffic Impact Study that was prepared for this subdivision.
8. Working with the Knox County Department of Parks and Recreation on the possibility of establishing a greenway easement along Knob Creek.
9. Placing a note on the final plat that all lots will have access only to the internal street system.
10. Submitting to Planning 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 77 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' along Maryville Pike and the southern property boundary, 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 in the PR zone and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing to subdivide approximately 20.6 acres out of this 100.98 acre tract into a 77 lot detached residential subdivision. The portion of the tract that is proposed for subdivision is located at the southwest corner of the property, and is bounded on the west side by Maryville Pike and on the north and east sides by Knob Creek.

The majority of this property was rezoned to PR (Planned Residential) by Knox County Commission on December 16, 2002 at a density of 1 - 4 du/ac. The applicant had previously obtained a concept plan approval (3-SB-18-C/3-C-18-UR) for 69 lots on this site on March 8, 2018. Under the previous approval, the property frontage along Maryville Pike, for a depth of approximately 200', was zoned RB (General Residential). The lot standards under the RB zoning had an impact on the number of lots that were allowed along Maryville Pike. On May 28, 2019, the applicant obtained approval from the Knox County Commission of the rezoning of the RB property to PR (Planned Residential) at a density of up to 4 du/ac.

When reviewing a previous concept plan application in 2003, staff had discovered that a portion of the north end of the site along Maryville Pike had evidence of buried building materials. The applicant is aware that this possible demolition landfill area must be evaluated prior to lots being created in that area.

With the proposed 77 lots, a Traffic Impact Study was prepared by Fulghum MacIndoe & Associates, Inc. The Executive Summary from the Study, which is dated April 24, 2019, is included in the Planning Commission Packet. Any future development of the property beyond the original 77 lots will require an update to the Traffic Impact Study.

This site is located within the Parent Responsibility Zone. Sidewalks will be provided on one side of all streets.

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

1. The proposed detached residential 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 3.74 du/ac is compatible with the scale

and intensity of the zoning designation for the property.

3. The applicant has laid out the subdivision to keep the proposed lots out of the stream buffer for Knob Creek that is located to the north and east.

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

1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The South County Sector Plan proposes low density residential development for this site. The proposed development at a density of 3.74 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

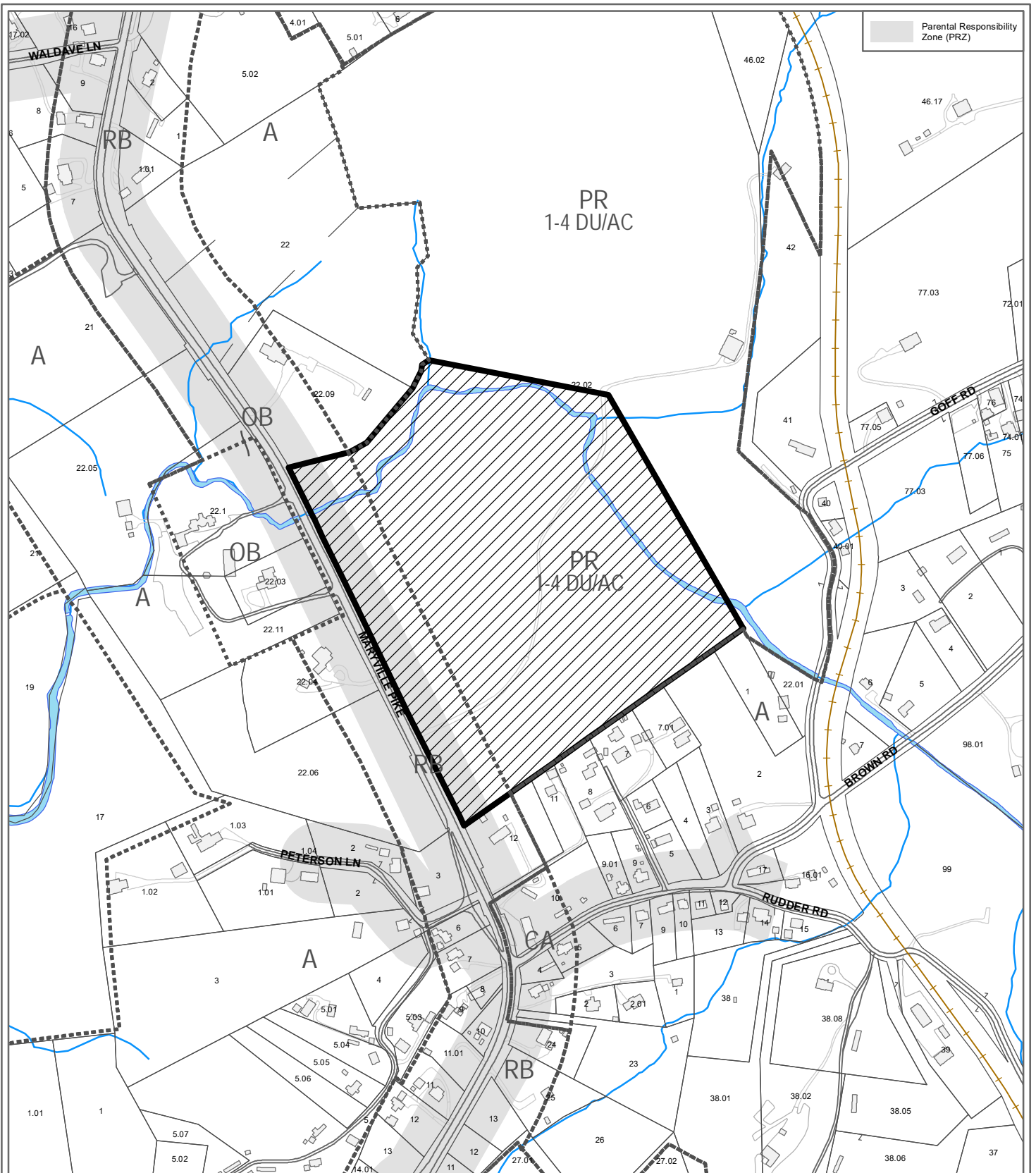
ESTIMATED STUDENT YIELD: 26 (public school children, grades K-12)

Schools affected by this proposal: Mount Olive Elementary, South Doyle Middle, and South Doyle High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

Knoxville-Knox County Planning Commission'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.

Knoxville-Knox County Planning Commission'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.



**6-SF-19-C / 6-F-19-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential) & PR (Planned Residential) pending

Petitioner: Mesana Investments, LLC
Sevier Meadows

Map No: 135
Jurisdiction: County



Original Print Date: 5/16/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



10330 HARDEN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6449
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

SEVER MEADOWS SUBDIVISION
2315 GOFF ROAD
KNOXVILLE, TENNESSEE 37920

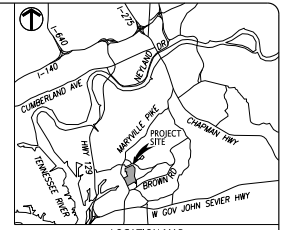
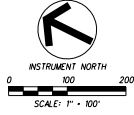
MESAMA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939
CONTACT: MR. SCOTT DAVIS
TELEPHONE NO.: 865.693.2356
EMAIL: svd4444@gmail.com

CONCEPT PLAN

PROJ. NO.	DESIGNED BY	DRAWN BY	DATE	REVISION/ISSUE	NO.
	MCF	JCM	06/02/19		
	MCF	JCM	05/29/19	REVISED REF. MFC COMMENTS	
	MCF	JCM	02/28/19	REVISED REF. MFC COMMENTS	
	MCF	JCM	02/27/19	ISSUED CONCEPT PLAN	

Project	525.007	Sheet	
Date	3/27/19	Scale	1" = 100'

C1



NOTES:

- THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS LLC DATED JUNE 7, 2018. TOPOGRAPHIC DATA WAS TAKEN FROM KGS.
- PROPERTY CONCERNED REFLECTS PARCEL 135 02202 AS SHOWN IN KNOX COUNTY CLT MAP 135. ZONING FOR THE PROPERTY IS PR. PLANNED RESIDENTIAL. TOTAL AREA = 20.88 AC.
- BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE AND 15'-FT. IN REAR. THE PERIPHERAL SETBACK IS 25'-FT.
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
- PROPOSED IMPROVEMENTS INCLUDE: 26" WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.
- THE PROPOSED DENSITY IS 77 DU/20.6 AC = 3.74 DU/AC.
- PLANNING COMMISSION CASE NUMBER: 6-SF-19-C/6-F-19-UR

VARIANCE REQUESTS:

- REDUCE MIN K-Value FOR VERTICAL CURVE FROM K=25 TO K=19 ROAD "A" STA 0+74.34.
- REDUCE MIN K-Value FOR VERTICAL CURVE FROM K=25 TO K=15 ROAD "C" STA 5+89.04.

ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN 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.

REGISTERED ENGINEER WILLIAM C. FULGHUM, JR., P.E.
TENNESSEE CERTIFICATE NO. 0100940

UTILITY OWNERS:

WATER & SEWER
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMACK
OFFICE PHONE: 865.598.2123

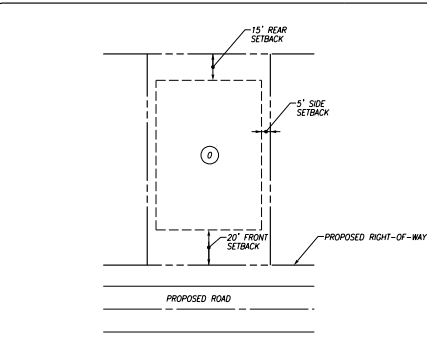
ELECTRIC
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMACK
OFFICE PHONE: 865.598.2123

GAS
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMACK
OFFICE PHONE: 865.598.2123

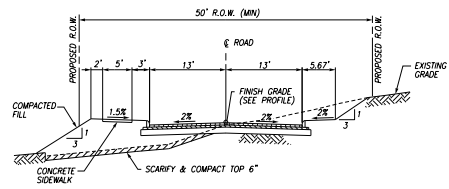
TELEPHONE
4181
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MS. HECKE DALEY
OFFICE PHONE: 865.539.8571

LEGEND:

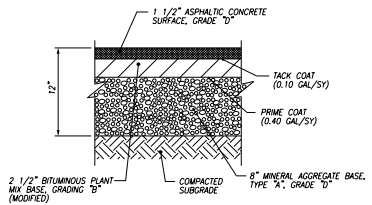
	PROPOSED ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	PROPOSED LOT NUMBER
	PROPOSED PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	PROPOSED ROAD CENTER LINE
	PROPOSED SETBACK
	EXISTING CONTOUR



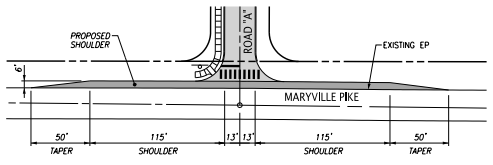
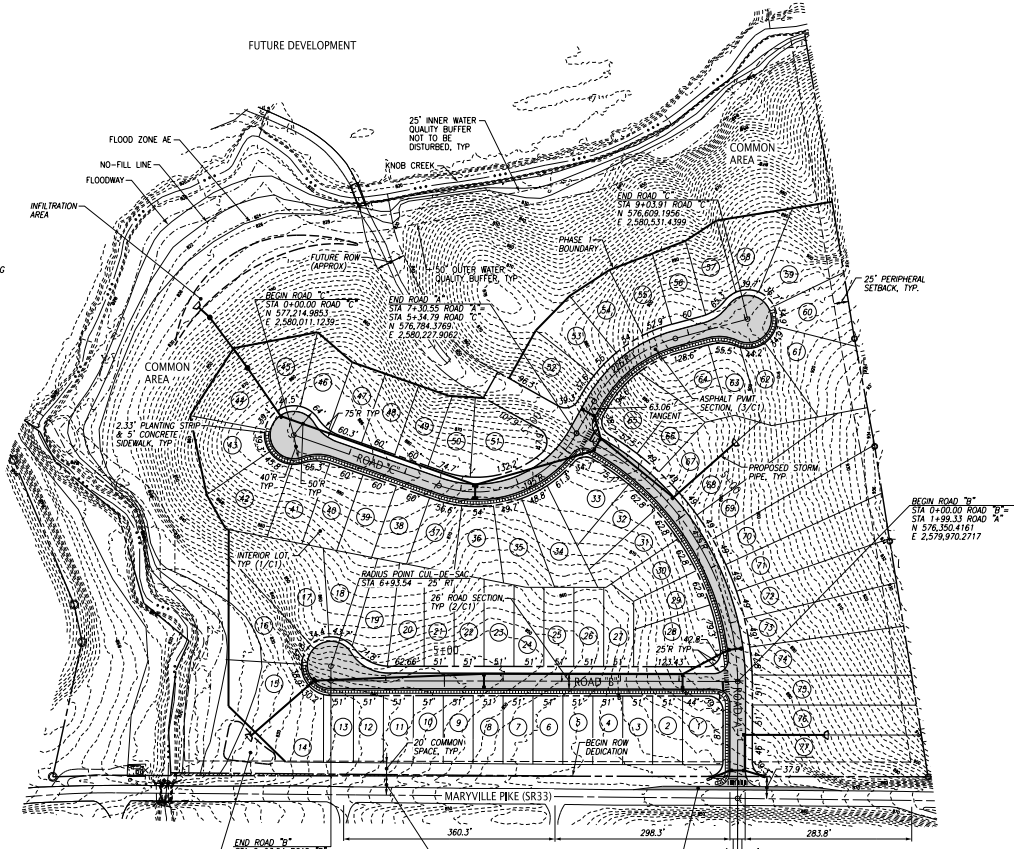
1 TYPICAL INTERIOR LOT
NTS



2 TYPICAL 26' ROAD SECTION
NTS



3 ASPHALT PAVEMENT SECTION
NTS



TDOT SHOULDER IMPROVEMENTS DETAIL
SCALE: 1"=50'

6-SF-19-C / 6-F-19-UR
Revised: 6/3/2019

File Number: 16305-05-0170-0001-0001 (Concept Plan - Revised) 05/20/2019 (06/03/2019)
Print Date: 6/3/2019

SEVIER MEADOWS SUBDIVISION

Traffic Impact Study
Maryville Pike (SR 33)
Knoxville, TN

A Traffic Impact Study for the Sevier Meadows Subdivision

Submitted to

Knoxville – Knox County Planning Commission

6-SF-19-C
6-F-19-VR

April 24, 2019
FMA Project No. 525.007

Submitted By:



Executive Summary

Mesana Investments, LLC is proposing a residential development (i.e. Sevier Meadows Subdivision) with single family lots located in Knox County. The project is located east of Maryville Pike near the intersection of Maryville Pike at Rudder Road. The development will consist of 77 single family lots. Construction is proposed to take place this year and this study assumes full build out for the development will occur in 2022.

The proposed driveway connection for the Sevier Meadows Subdivision is located on Maryville Pike.

In order to maintain or provide an acceptable level-of-service for each of the intersections studied, some recommendations are presented.

Maryville Pike at Rudder Road

The full buildout traffic conditions at the unsignalized intersection of Maryville Pike at Rudder Road were analyzed using the Highway Capacity Software (HCS7). The westbound approach will operate at a LOS C during both the AM and PM peak hours.

Maryville Pike @ Driveway Connection

After the completion of the Sevier Meadows Subdivision the westbound approach will operate at a LOS C during both the AM and PM peak hours and the southbound approach will operate at a LOS A during both the AM and PM peak hours.

Neither a right turn lane nor a left turn lane on Maryville Pike at the driveway connection is warranted.

The minimum intersection sight distance per TDOT standard drawing RD11-SD-3 is 555 feet for a 2-lane undivided roadway with a speed limit of 50 mph. FMA measured the sight distance at the proposed intersection of Maryville Pike at the driveway connection. At 15 feet from the edge of pavement the sight distance at the existing intersection is 549 feet northbound and 610 feet southbound; therefore the sight distance at the proposed intersection is inadequate.

TDOT recommended shoulder improvements at the driveway in order to achieve the required sight distance. A six foot wide shoulder with a storage length of 115 feet and a taper length of 50 feet is provided on both sides of the proposed driveway connection.

SUBDIVISION - CONCEPT

RECEIVED

APR 29 2019

Knoxville-Knox County
Planning

Name of Applicant: MESANA INVESTMENTS, LLC

Date Filed: 4-29-19 Meeting Date: 5/9/19

Application Accepted by: Sherry Michienzi

Fee Amount: \$2810 File Number: Subdivision - Concept 6SF-19-C

Fee Amount: _____ Related File Number: Development Plan 6F-19-UR

PROPERTY INFORMATION

Subdivision Name: SEUIER MEADOWS

SUBDIVISION

Unit/Phase Number: NW1S

General Location: 2315 GOFF ROAD

E/S Maryville Pk, North of Rudder Rd.

Tract Size: 20.6 AC No. of Lots: 77

Zoning District: RB (GEN RES) + PR (PLAN RES)

Existing Land Use: VACANT EPR (pending)

Planning Sector: SOUTH COUNTY

Growth Policy Plan Designation: PLANNED

GROWTH AREA

Census Tract: 0056.04

Traffic Zone: 121

Parcel ID Number(s): PART OF B5 02202

Jurisdiction: City Council _____ District

County Commission 9TH District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB

Water KUB

Electricity KUB

Gas KUB

Telephone _____

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 INVESTMENTS, LLC

Address: PO BOX 11315

City: KNOXVILLE State: TN Zip: 37939

Telephone: 865-693-3356

Fax: 865-693-7465

E-mail: swd@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: CARTER MCCALL

Company: FULGHUM MACINDOE & ASSOCIATES INC.

Address: 10330 HARDIN VALLEY RD STE 201

City: KNOXVILLE State: TN Zip: 37932

Telephone: 865-251-5075

Fax: _____

E-mail: mccall@fulghummacindoe.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: CARTER MCCALL

Company: FULGHUM MACINDOE & ASSOCIATES

Address: 10330 HARDIN VALLEY RD

City: KNOXVILLE State: TN Zip: 37932

Telephone: 865-251-5075

Fax: _____

E-mail: mccall@fulghummacindoe.com

VARIANCES REQUESTED

1. VERTICAL CURVE VARIANCE ON ROAD A AT STA 7434 FROM K:25 TO K:19
Justify variance by indicating hardship: SITE TOPOGRAPHY

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: SCOTT DAVIS

Address: PO BOX 11315

City: KNOXVILLE State: TN Zip: 37939

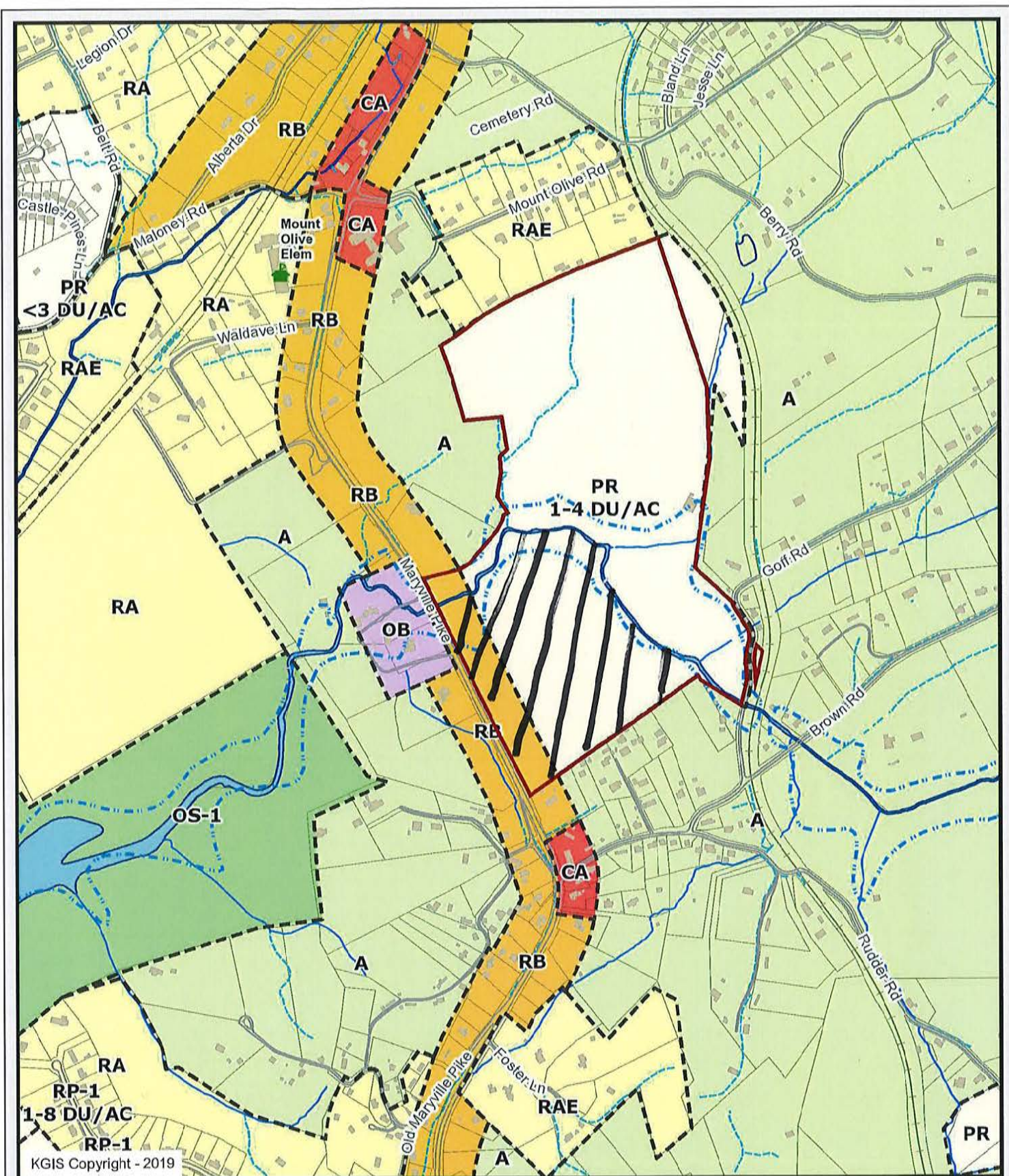
Telephone: 865.693.3356

Signature: 

Fax: _____

Date: 3/20/19

E-mail: swd444@gmail.com



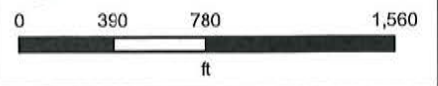
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 4/29/2019 at 3:20:24 PM



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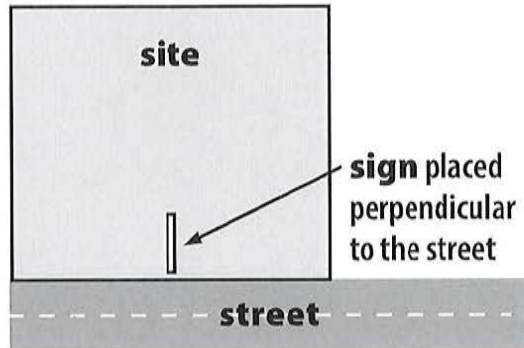
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. 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 Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

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. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

(Wed) May 29th (15 days before the Planning Commission meeting) and (Fri) June 14th (the day after the Planning Commission meeting)

Signature: Cory Jorgensen

Printed Name: Mesana Investments, LLC

Phone: 251-5075 Email: _____

Date: 4/29/19

File Number: 6-SF-19-C | 6-F-19-WR