



SUBDIVISION REPORT - CONCEPT

► **FILE #:** 6-SG-19-C

AGENDA ITEM #: 13

AGENDA DATE: 6/13/2019

► **SUBDIVISION:** COWARD MILL

► **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC

OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 103 09102

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Coward Mill Rd

► **LOCATION:** Northwest side of Coward Mill Road, East side of Pellissippi Parkway

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 33.84 acres

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND
USE AND ZONING: North: Vacant land - BP (Business & Technology Park) / TO (Technology Overlay)
South: Coward Mill Rd. and Pellissippi Parkway, Caris Healthcare, utilities - BP (Business & Technology Park) / TO (Technology Overlay)
East: Residences and vacant land - BP (Business & Technology Park) / TO (Technology Overlay)
West: Pellissippi Parkway and Faith Promise Church - BP (Business & Technology Park) / TO (Technology Overlay)

► **NUMBER OF LOTS:** 115

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Coward Mill Rd., a minor collector street with an 18' pavement width within a 50' right-of-way.

► **SUBDIVISION VARIANCES
REQUIRED:** None

STAFF RECOMMENDATION:

► **APPROVE the Concept Plan for 115 detached residential units on individual lots subject to 12 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 (Ord 91-1-102).
3. Revise the concept plan to add sidewalks on one side of all streets as had previously been approved for this

subdivision. Please refer to staff comments below for the justification for this condition.

4. Installation of sidewalks as identified on the revised 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.
5. After obtaining design plan approval for the subdivision, any final plat for the subdivision that includes the lots (Lots 44-52) that would front on the future Cherahala Boulevard Extension must wait until Knox County has acquired the required right-of-way and any construction and slope easements that would be needed for the road project.
6. In order to reduce the traffic impact from this project on the Coward Mill Road intersection with Pellissippi Parkway, building permits for the subdivision will be limited to a maximum of 35 permits until 180 days out from Knox County's projected completion date for the Cherahala Boulevard Extension to Coward Mill Rd.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and the U.S. Army Corps of Engineers.
9. Identify any required stream and wetland buffers on the final plat.
10. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and stormwater system.
11. Placing a note on the final plat that all lots will have access only to the internal street system.
12. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PR zone.

COMMENTS:

The applicant is proposing to subdivide this 33.84 acre tract into 115 detached residential lots at a density of 3.4 du/ac. This property is located on the northwest side of Coward Mill Rd. and the northeast side of Pellissippi Parkway. The proposed access for the subdivision will be off of Coward Mill Rd., a minor collector street.

The Knox County Commission approved the sector plan amendment to Low Density Residential and the rezoning to PR (Planned Residential) at a density of up to 3.5 du/ac for this property on December 18, 2017. The rezoning approval included a condition requiring the applicant to dedicate a 30' right-of-way on the east or west boundary of the property to Knox County within 4 years if requested, and then within 30 days of the request by the County. This right-of-way dedication would be used for the Cherahala Boulevard Extension project that is presently in Knox County's Capital Improvements Program. The project is presently in the design plan stage.

The Planning Commission had approved a concept plan for this property on April 12, 2018 for 118 detached residential units on individual lots. The previous approval included initial street access to Coward Mill Rd. with an access connection to the Cherahala Boulevard Extension when completed. The original applicant for the subdivision was Hardin Valley Land Partners. The property was sold to Mesana Investments, LLC on January 29, 2019. A Traffic Impact Study (TIS) was prepared for the previous concept plan approval. It was determined that an update of the TIS was not needed for the revised concept plan.

The previous concept plan approval had included sidewalks on one side of all streets. The concept plan that is now before the Planning Commission does not include the sidewalks. Staff is recommending a condition that sidewalks be provided on one side of all streets. One of the general provisions for the PR zoning district is that it encourages open space for recreational use. While the proposed concept plan includes common area, there is no amenity area identified. The majority of the common area is used for stormwater or includes a blueline stream and wetland area with required buffers. The addition of sidewalks within the subdivision would in part meet the PR objective by providing an amenity for the residents to safely walk to neighbor's homes and for use for exercise. In addition, the sidewalks that will be installed as part of the Cherahala Boulevard Extension project will provide for a pedestrian connection from the homes within the subdivision to the restaurant and retail development down along Hardin Valley Rd. The applicant can also request that the County allow a reduction in the street pavement width. This will allow for a multimodal use of the public right-of-way while providing a safe separation of pedestrians and vehicles.

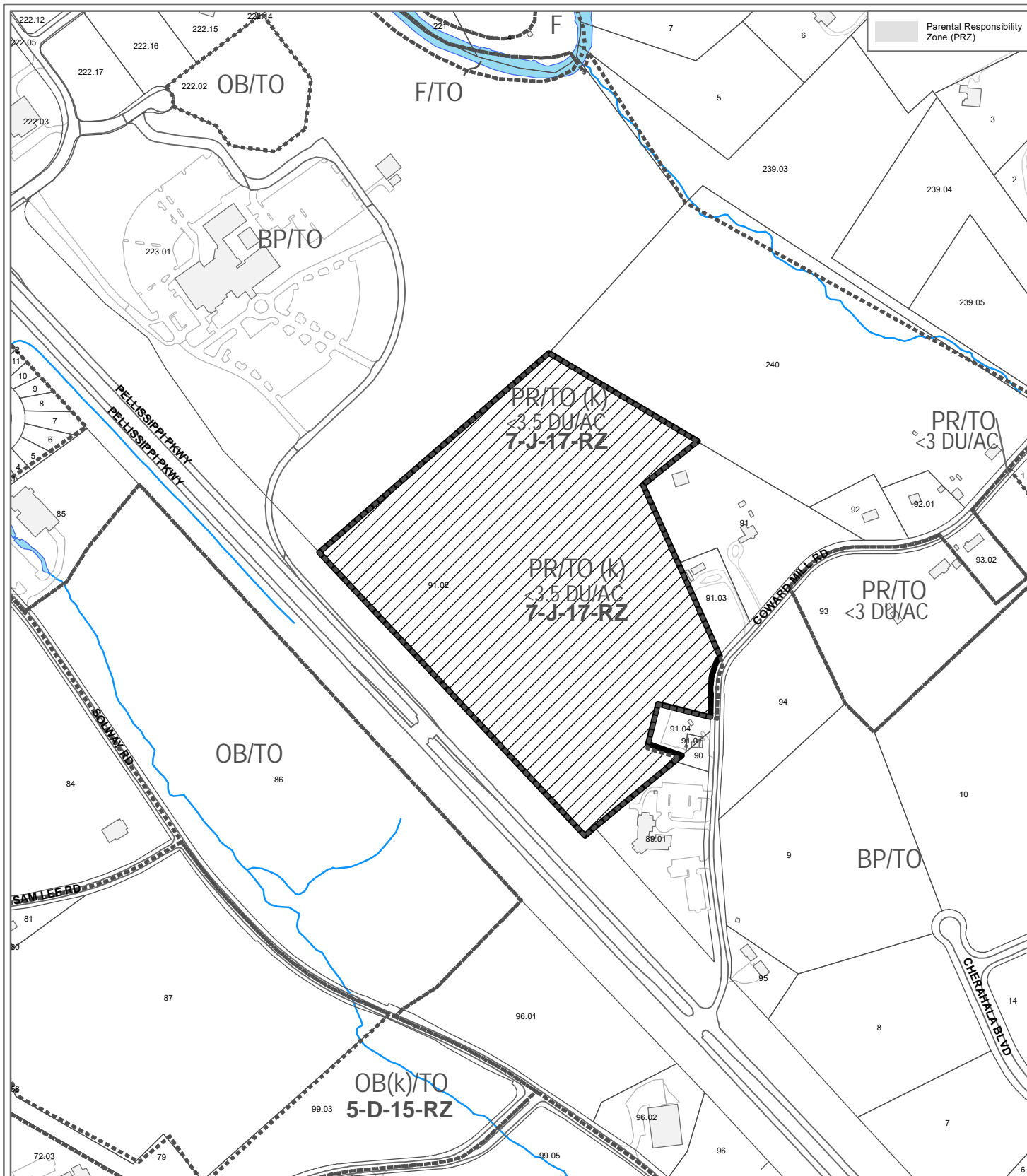
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 38 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Karns High.

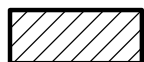
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**6-SG-19-C
CONCEPT PLAN**

Subdivision: Coward Mill



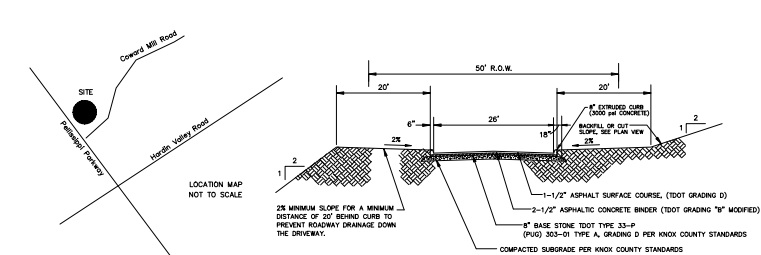
Approval of Concept Plan

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

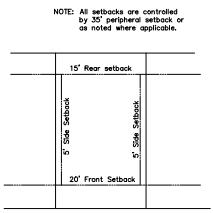
Revised:

Map No: 103
Jurisdiction: County

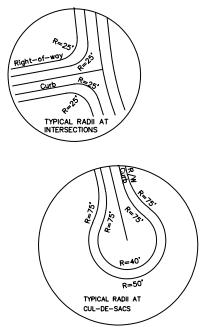




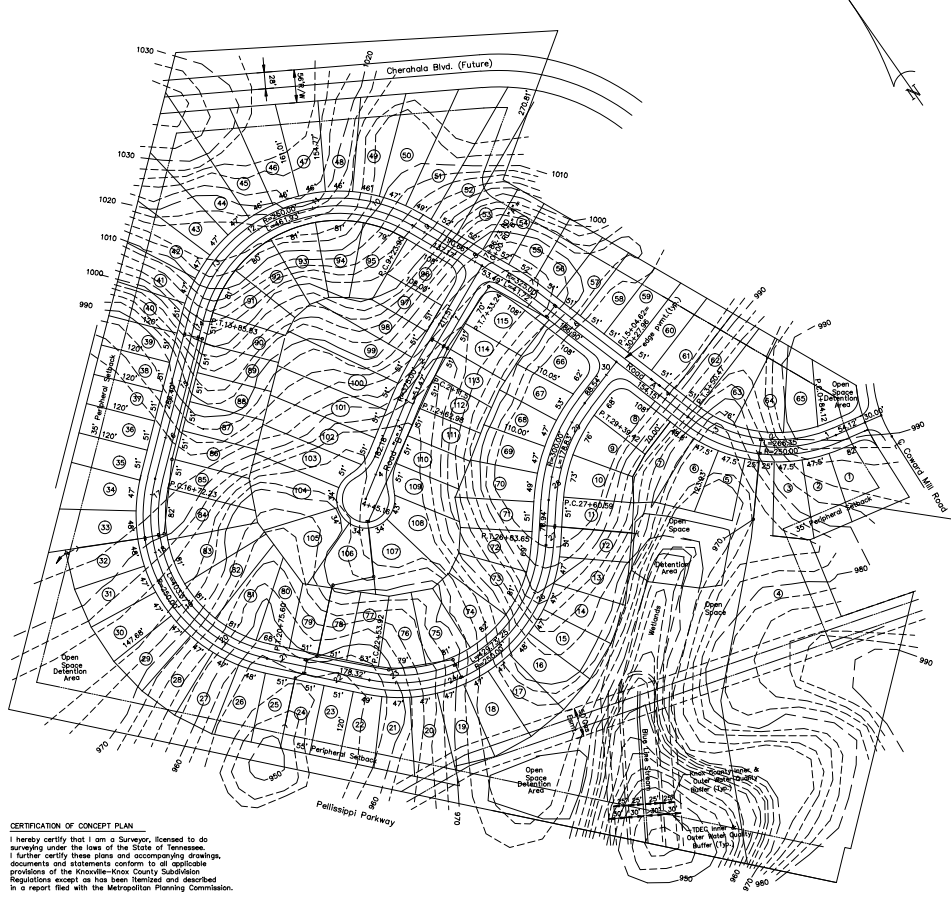
TYPICAL ROADWAY CROSS-SECTION
NTS



TYPICAL LOT LAYOUT
NTS



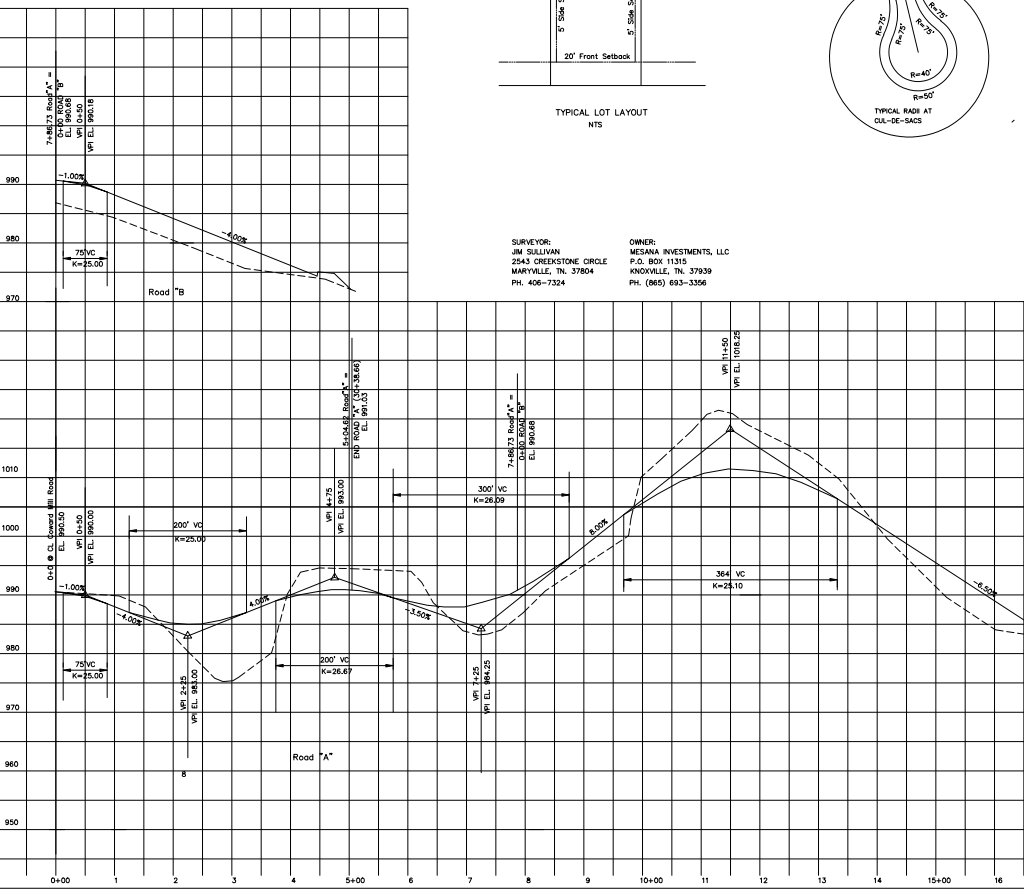
- NOTES:
1. CLT MAP 103, PARCEL 091.02.
 2. NO. OF LOTS - 115.
 3. AREA SUBDIVIDED - 33.84 ACRES.
 4. THIS PROPERTY IS ZONED PR.
 5. ALL LOTS ON THIS PLAT WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
 6. 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL ROAD LOT LINES, 5' INSIDE ALL OTHER INTERIOR LOT LINES AND EXTERIOR LOT LINES.
- NOTE: ALL INTERSECTION RADI OF P.V.M.T. AND R/W IS 25'.
- ALL RETURN RADII AT CUA-DE-SAC ARE 75'.



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-Knox County Subdivision Regulations except as has been limited and described in a report filed with the Metropolitan Planning Commission.

TN RLS #1306



ROAD PROFILE
HOR. Scale: 1"=100'
VERT. Scale: 1"=10'

Revised: 5/28/2019
MPC FILE NO. 6-SG-19-C
CONCEPT PLAN & SITE PLAN
COWARD MILL
CLT MAP 103, PARCEL 091.02
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100' APRIL 29, 2019
MAY 26, 2019

M P C

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

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

SUBDIVISION - CONCEPT

Name of Applicant: Mesana Investments
 Date Filed: 4/29/19 Meeting Date: 6/13/19
 Application Accepted by: M. Payne
 Fee Amount: 3950.00 File Number: Subdivision - Concept 6-SG-19-C
 Fee Amount: x Related File Number: Development Plan x

PROPERTY INFORMATION

Subdivision Name: Coward Mill

Unit/Phase Number: x

General Location: 1/2 Pellissippi Hwy 1/2 Coward Mill

Tract Size: 33.84 ac +/- No. of Lots: 115

Zoning District: PB/10 L 3.5 du/or

Existing Land Use: Vacant

Planning Sector: South County

Growth Policy Plan Designation: Planned

Census Tract: 55.02 59.08

Traffic Zone: 167 22.6

Parcel ID Number(s): 103 09/02

Jurisdiction: ☐ City Council _____ District
☒ County Commission 6 9 District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KCB

Water KCB

Electricity KCB

Gas _____

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

Address: PO Box 11315

City: Knox State: TN Zip: 37939

Telephone: 865-806-8008

Fax: 865-693-7465

E-mail: SCD444@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Fulgham Jim Sullivan

Company: Jim Sullivan

Address: 2453 Creekstone Circle

City: Maryville State: TN Zip: 37804

Telephone: 406-7324

Fax: n/a

E-mail: n/a

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Sand

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

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

Signature: Scott Davis

Date: 5-2-2019

PLEASE PRINT

Name: Scott Davis

Address: PO Box 11315

City: Knoxville State: TN Zip: 37939

Telephone: 865-806-8008

Fax: _____

E-mail: scd444@gmail.com

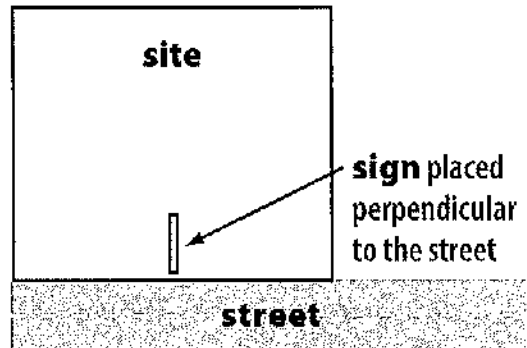
REQUIRED SIGN POSTING AGREEMENT

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:

5/29/19 and 6/14/19
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

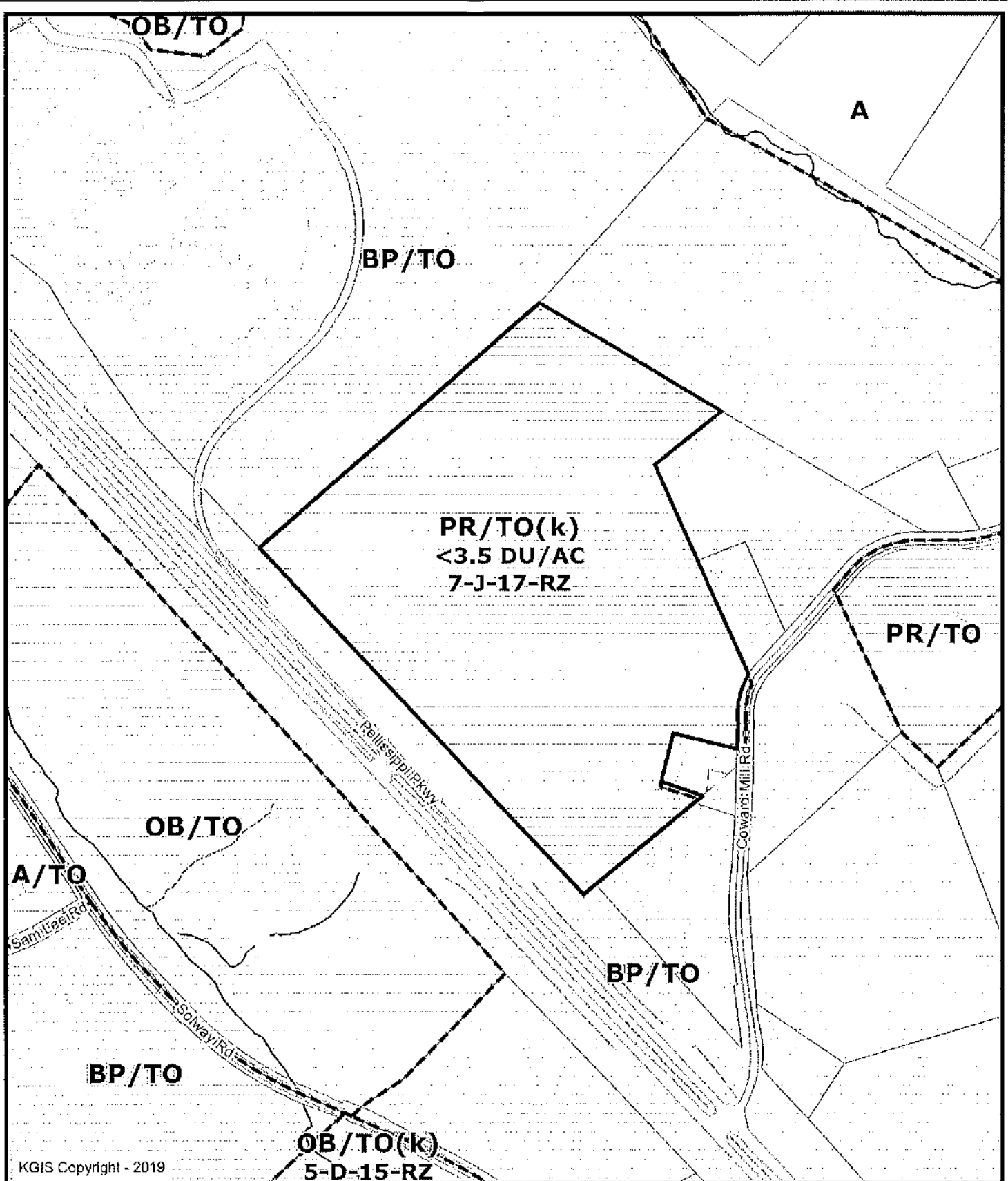
Signature: [Signature]

Printed Name: Scott Davis

Phone: 865-806-8008 Email: scdp44@gmail.com

Date: 4/29/19

File Number: 6-56-19-C



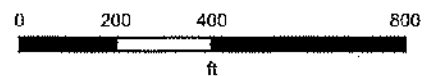
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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