



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 5-SE-19-C **AGENDA ITEM #:** 11
5-H-19-UR **AGENDA DATE:** 5/9/2019

▶ **SUBDIVISION:** TERRA VISTA TOWNHOMES
▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC
OWNER(S): Scott Davis / Mesana Investments

TAX IDENTIFICATION: 90 H A 001-072 [View map on KGIS](#)
JURISDICTION: County Commission District 6
STREET ADDRESS: 9915 Terra Vista Way
▶ **LOCATION:** Southeast of Higdon Road, South of Oak Ridge Highway, West of Byington Solway Road, off Terra Vista Way
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Beaver Creek
▶ **APPROXIMATE ACREAGE:** 43.36 acres

▶ **ZONING:** PR (Planned Residential)
▶ **EXISTING LAND USE:** Vacant land
▶ **PROPOSED USE:** Attached Residential Subdivision
SURROUNDING LAND USE AND ZONING: North: Business, residence and vacant land - CA (General Business) & A (Agricultural)
South: Railroad and vacant land - A (Agricultural)
East: Residences and vacant land - A (Agricultural)
West: Residences and vacant land - RA (Low Density Residential) & PR (Planned Residential)

▶ **NUMBER OF LOTS:** 87
SURVEYOR/ENGINEER: Garrett Tucker / Robert Campbell & Associates
ACCESSIBILITY: Access is via Higdon Rd., a local street with a 20' pavement width within a 50' right of way.
▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Reduction of the minimum lot width for access from 25' to 20'.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the width restriction would limit the proposed clustering on the site and the proposed variance will not create a safety hazard.**

APPROVE the Concept Plan subject to 5 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department

2. Prior to submitting a new final plat for approval of this subdivision, an updated soil erosion and stabilization plan shall be submitted to the Knox County Department of Engineering and Public Works for review and approval.
3. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
4. Either prior to or as a part of the final plat for the proposed attached residential lots, submitting a final plat that would eliminate the existing 71 recorded lots for this subdivision.
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the private streets, storm water system, common area and any other commonly held assets.

► **APPROVE the development plan for up to 71 attached residential units on individual lots, subject to 3 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Reducing the number of proposed lots to 71 in order to meet the density limitation of 1-2 du/ac established for this site under the PR zoning for the property.
3. Prior to approval of a final plat, submit to Planning staff for review and approval an amenity plan for improvements to the common area that will incorporate both active and passive recreational uses.

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 resubdivide this existing subdivision into 87 attached residential lots. The applicant's engineer has previously stated that the site contains 43.36 acres of which 35.54 acres is zoned PR (Planned Residential) at 2 du/ac. The remaining acreage for the site is zoned A (Agricultural) and F (Floodway). Since the applicant is proposing to maximize the development density on this site, staff's recommendation regarding this concept plan will be based on the idea that the site actually contains 35.54 acres. Should the final plat for this site show the PR (Planned Residential) portion of the property contains less than 35.54 acres, the total number of dwelling units will have to be reduced in order to not exceed the maximum permitted by the zoning of the site.

A final plat was recorded for this subdivision in September 2008 for a total of 71 lots. The subdivision is served by private streets. The proposed attached residential lots will be clustered throughout the subdivision with approximately 24 acres being within common area. Staff has added a condition that the applicant submit to Planning staff for review and approval an amenity plan for improvements to the common area that will incorporate both active and passive recreational uses. This was a condition of the previous approval.

A Traffic Impact Study prepared by Wilbur Smith Associates was submitted with the original application for this site in 2007. The study recommendations were based on a proposed development with 118 condominium units. When the concept plan (6-SH-07-C / 6-J-07-UR) was approved on June 14, 2007, the applicant was required to widen Higdon Dr. from the development entrance eastwardly to Oak Ridge Hwy. to a minimum width of 20' or as required by the Knox County Department of Engineering and Public Works. The required improvements also included the relocation and improvement to the Higdon Dr. intersection with Oak Ridge Hwy. per the requirements of the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation. Those improvements were completed in 2008-2009.

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 water and sewer will be provided to this site.
2. The proposed attached residential subdivision (with 71 lots) at a density of 1.99 du/ac, is consistent in use and density with the approved zoning of the property.

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 major arterial street.

3. The proposed residential development with 71 lots at a density of 1.99 du/ac, is consistent in use and density with the PR zoning approved for this property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 2.0 du/ac . The proposed subdivision with 71 lots and a density of 1.99 du/ac is consistent with the Sector Plan and the proposed 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: 701 (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.

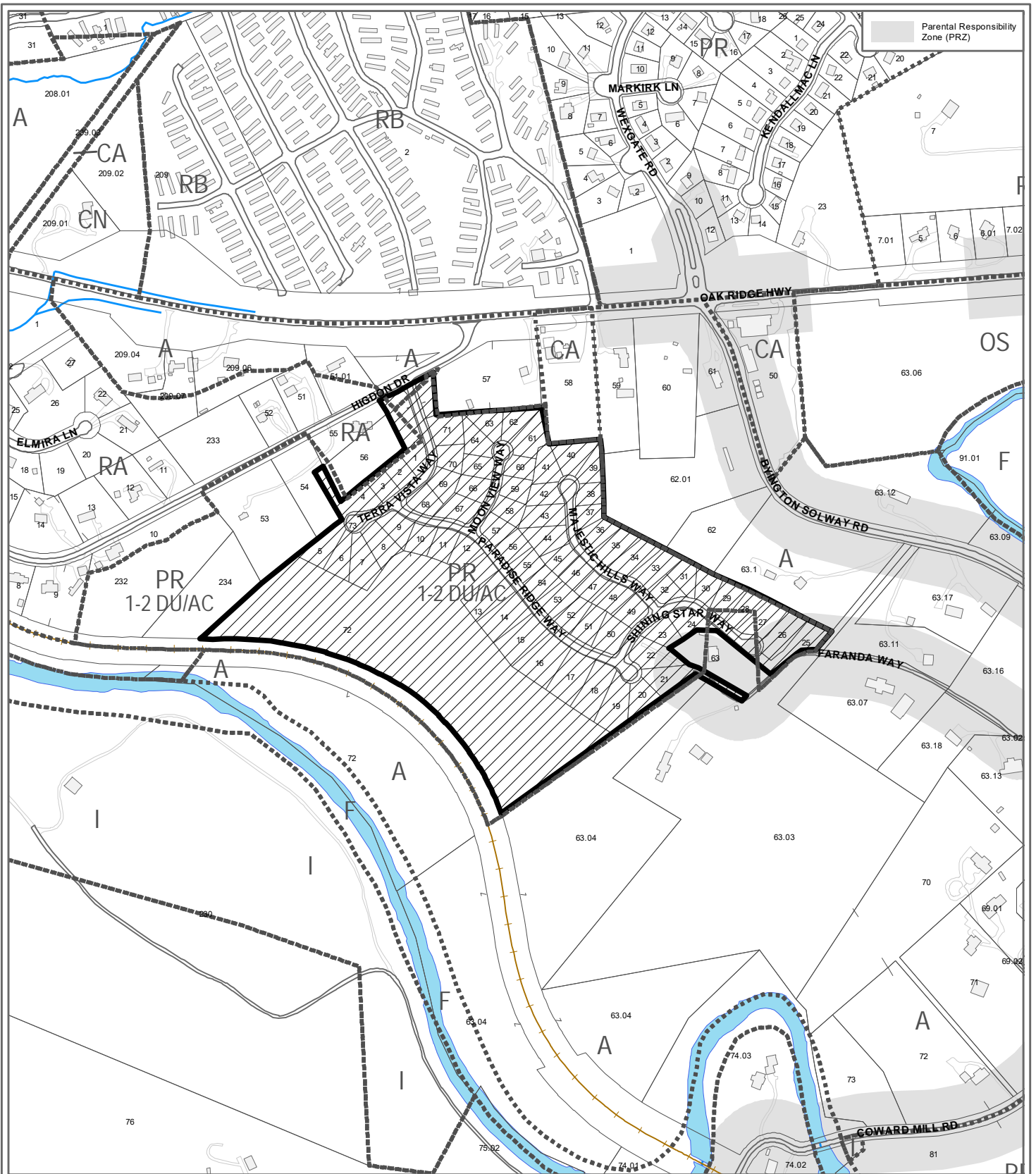
ESTIMATED STUDENT YIELD: 6 (public school children, grades K-12)

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 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.



**5-SE-19-C / 5-H-19-UR
CONCEPT PLAN/USE ON REVIEW**



Attached Residential Subdivision in PR (Planned Residential)

Petitioner: Mesana Investments, LLC
Undefined

Map No: 90

Jurisdiction: County



Original Print Date: 4/17/2019

Revised:

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

CONCEPT PLAN / USE ON REVIEW

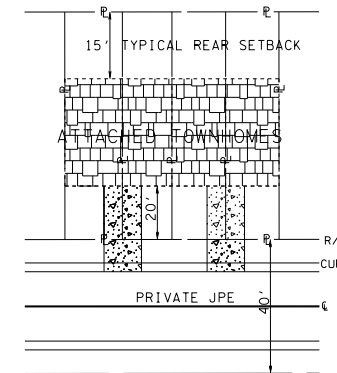
TERRA VISTA TOWNHOMES

DISTRICT NO. 6

HIGDON ROAD
KNOX COUNTY, TN

CLT MAP: 090HA
PARCELS: 001 THRU 072

NOTE: PERIPHERAL SETBACK APPLIES
AROUND SUBDIVISION PERIMETER.



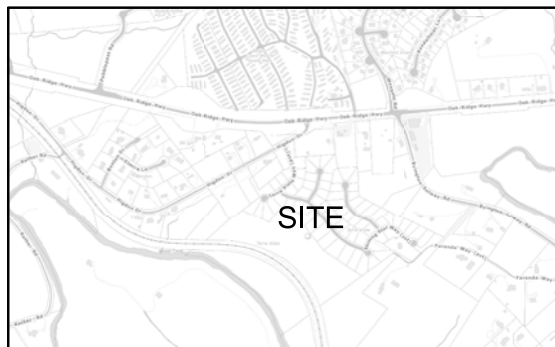
**TYPICAL LOT LAYOUT
(ATTACHED TOWNHOMES)**

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

OWNER:

BEP TERRA VISTA, LLC
6525 SUITE 500 BELCREST ROAD
HYATTSVILLE, MD 20782

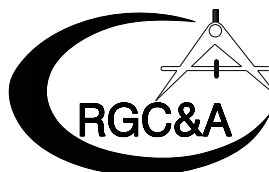
DEVELOPER/APPLICANT:
MESANA INVESTMENTS
1920 EBENEZER ROAD
KNOXVILLE, TN 37922
SCOTT DAVIS
PHONE: (865) 693-3356



LOCATION MAP



Certification of Concept Plan.
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 Robert G. Campbell
Tennessee Certificate No. 104281



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

Revised: 4/22/2019

MPC FILE NUMBER: 5-SE-19-C / 5-H-19-UR

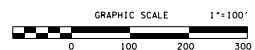
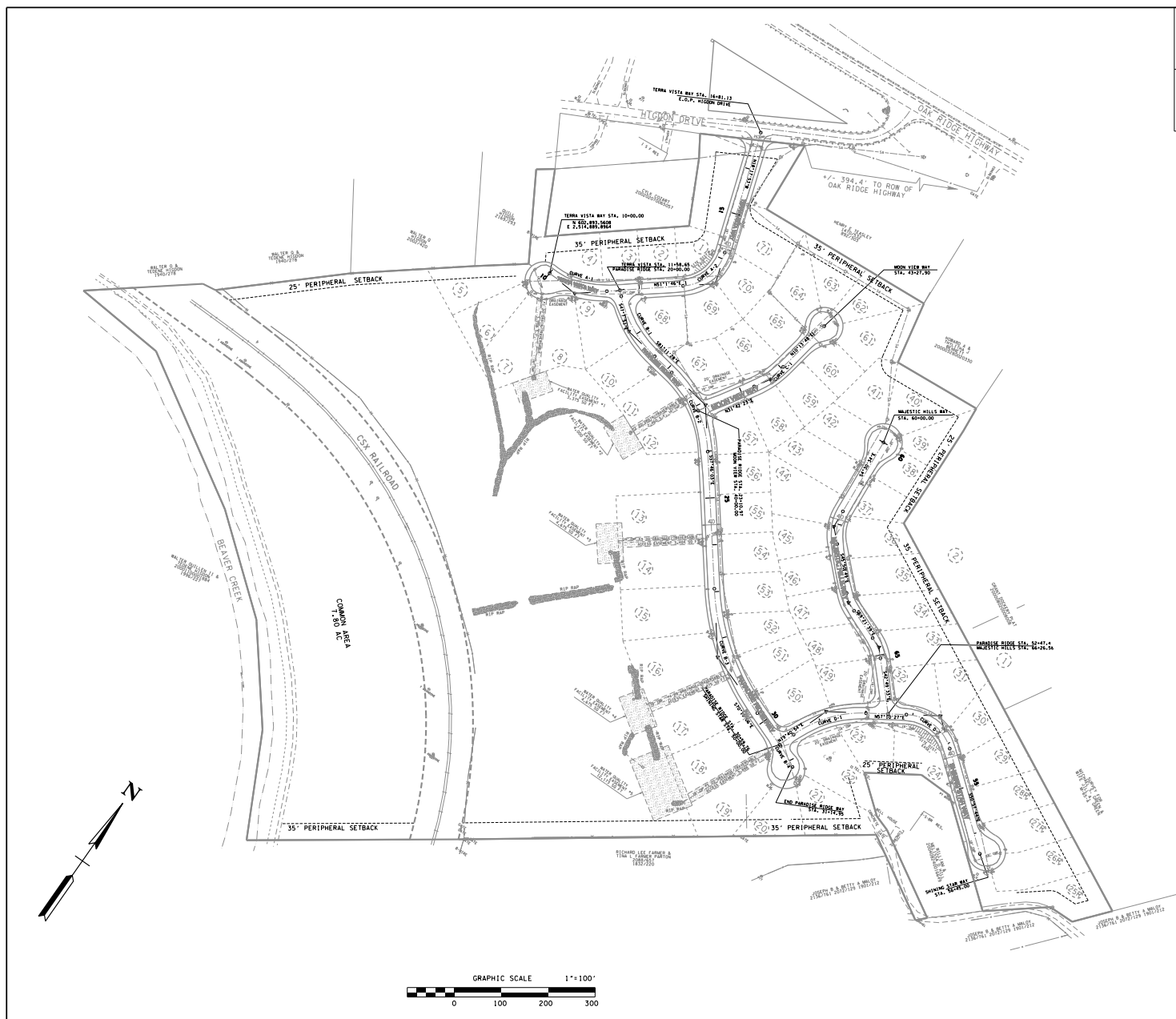
CURVE ROAD-1	ROAD ROAD-2	CURVE ROADB-1	CURVE ROAD-2	CURVE ROADB-3	CURVE ROAD-4
PT 10+68.48	PT 12+93.38	PC 20+12.37	PC 22+11.85	PT 28+33.54	PT 30+63.50
A 42°46'29"	A 69°19'39"	A 34°03'37"	A 43°25'24"	A 37°33'00"	A 11°46'07"
D 32'44'25"	D 57'17'15"	D 75'00'00"	D 77'55'00"	D 22'25'00"	D 57'17'45"
R 175.000	R 100.000	R 250.000	R 250.000	R 500.000	R 250.000
L 130.488	L 121.000	L 248.411	L 248.411	L 294.000	L 250.000
T 68.537	T 69.150	T 66.676	T 99.546	T 145.976	T 25.770

CURVE ROAD-1	CURVE ROAD-1	CURVE ROAD-2	CURVE ROAD-2	CURVE ROAD-3	CURVE ROAD-3
PT 41+67.80	PT 51+21.52	PC 52+46.39	PC 61+70.35	PC 63+48.85	PT 64+83.95
A 41°29'88"	A 52°00'26"	A 37°28'33"	A 41°20'15"	A 23°30'50"	PC 64+60.39
D 28°58'52"	D 22°25'06"	D 125'456"	D 125'456"	D 41'49'59"	PT 65+06.70
R 200.000	R 100.000	R 100.000	R 100.000	R 100.000	A 26°32'06"
L 14.967	L 163.926	L 125.456	L 125.456	L 41.499	D 57'17'45"
T 37.928	T 84.845	T 72.473	T 37.724	T 20.813	R 100.000
					T 23.519

- NOTES:
- EXISTING STORMWATER PONDS PREVIOUSLY CONSTRUCTED.
 - EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY, NAVD 1988.
 - EXISTING PAVED ROADWAYS TO REMAIN PRIVATE STREETS AS PREVIOUSLY APPROVED AND CONSTRUCTED.
 - INTERSECTION IMPROVEMENTS AT HIGDON DRIVE AND OAK RIDGE HWY PREVIOUSLY COMPLETED BY ORIGINAL DEVELOPER WITH APPROVAL FROM HANCOCK COUNTY AND TOOT.
 - LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
 - HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR MAINTENANCE OF THE COMMON AREAS, PRIVATE ROADS, AND STORM WATER FACILITIES.
 - HOA TO MONITOR OFF-STREET PARKING NEEDS AND DESIGNATE LOCATIONS FOR OVERFLOW PARKING ALONG UNUSED PORTION OF STREETS. THESE LOCATIONS MAY VARY OVER TIME BASED ON NEEDS AND PREFERENCES OF RESIDENTS.
 - ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
 - NEW FINAL PLAT OF SUBDIVISION TO BE RECORDED TO CHANGE THE EXISTING 71 SINGLE FAMILY RESIDENTIAL LOTS TO BE TOWNHOME LOTS AS A PLANNED UNIT DEVELOPMENT (PUD).
 - SUBDIVISION VARIANCE TO BE APPROVED FOR REDUCTION OF LOT WIDTHS FROM 25 FEET TO 20 FEET.
 - WAIVER TO BE APPROVED FOR REDUCTION OF PERIPHERAL SETBACK FROM 35 FEET TO 25 FEET AS SHOWN.
 - 15' UTILITY EASEMENT EXISTS, 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - UTILITY AND DRAINAGE EASEMENT EXISTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT EXISTS FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
 - THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD IS HEREBY CERTIFIED TO MEET THE MINIMUM SUBDIVISION REGULATIONS.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE PREVIOUS CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 6-SH-07-F AND 6-J-07-UR.
 - DECLARATION OF JOINT PERMANENT EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN INSTRUMENT NUMBER 2008090017207 & 2008090017208
 - HOMEOWNERS ASSOCIATION AGREEMENT RECORDED IN INSTRUMENT NUMBER 2008090017208
 - EXISTING STORMWATER ISSUES AND EROSION FROM PREVIOUS SITE DEVELOPMENT TO BE ADDRESSED.
 - LARGE OPEN SPACE COMMON AREAS PROVIDED FOR AMENITIES WITH PRIMITIVE WALKING TRAILS.
 - EXISTING UTILITIES TO BE BROUGHT INTO SERVICE IN COORDINATION WITH THE UTILITY PROVIDERS. REPAIRS TO BE MADE AND ADDITIONAL SERVICE LINES TO BE PROVIDED AS NEEDED.

5-SE-19-C / 5-H-19-UR

CLT MAP: 090HA
 PARCELS: 001 THRU 072
 DEED REFERENCE: 20071205-0044548
 PLAT REFERENCE: 20080908 - 0017210
 PROPERTY ZONED: PR
 NUMBER OF LOTS: 86
 TOTAL ACREAGE: 43.36 AC.



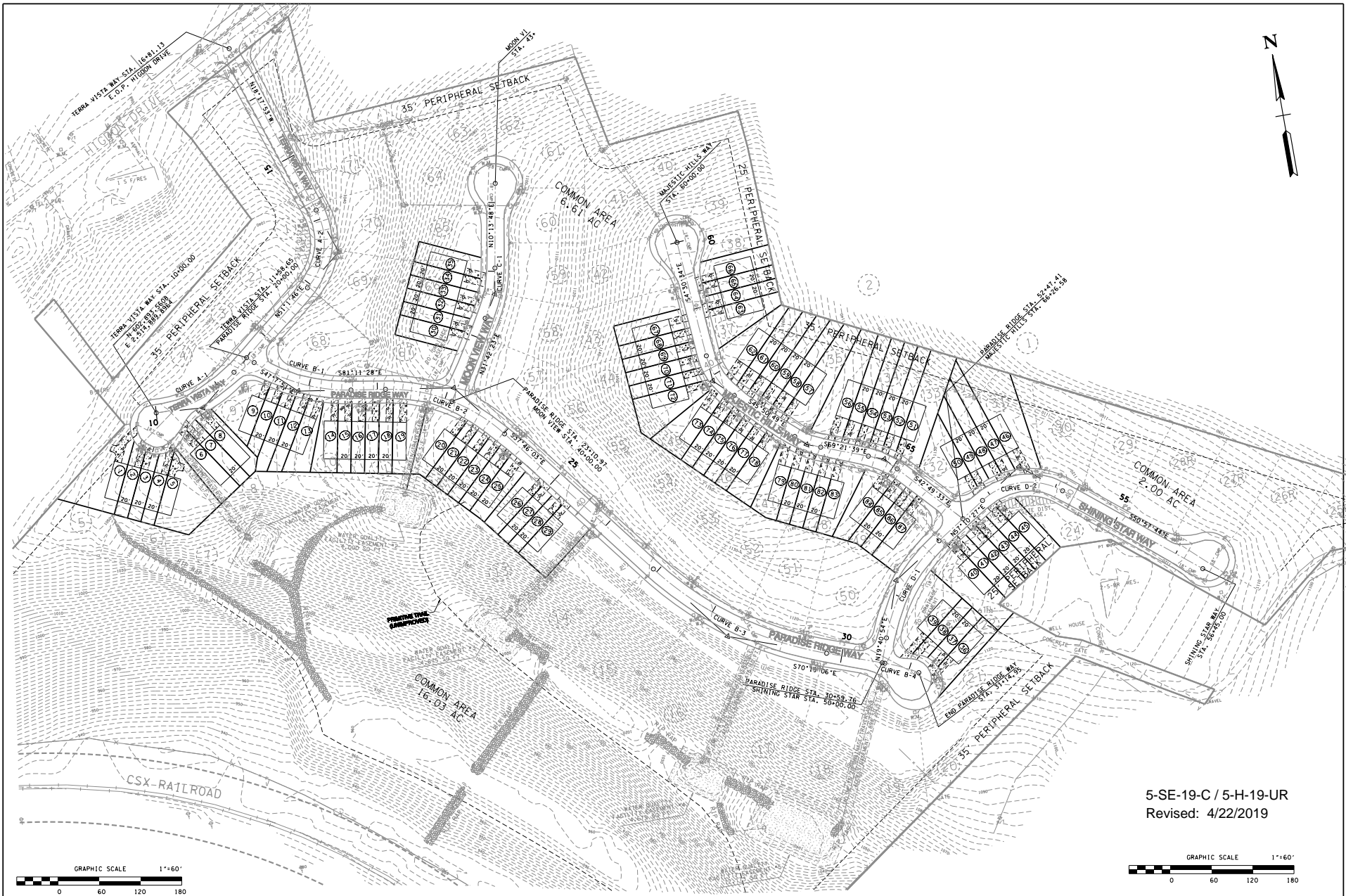
NO.	DATE	DESCRIPTION	BY	CHKD.

ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

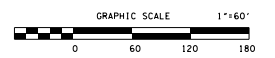
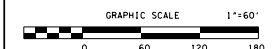
TERRA VISTA TOWNHOMES

EXISTING LAYOUT

CHECKED BY	SCALE	SHEET TWO
GMT	1"=60'	2
DRAWN BY	DATE	FILE NO.
GMT	4-18-19	17015
		OF FIVE SHEETS



5-SE-19-C / 5-H-19-UR
 Revised: 4/22/2019



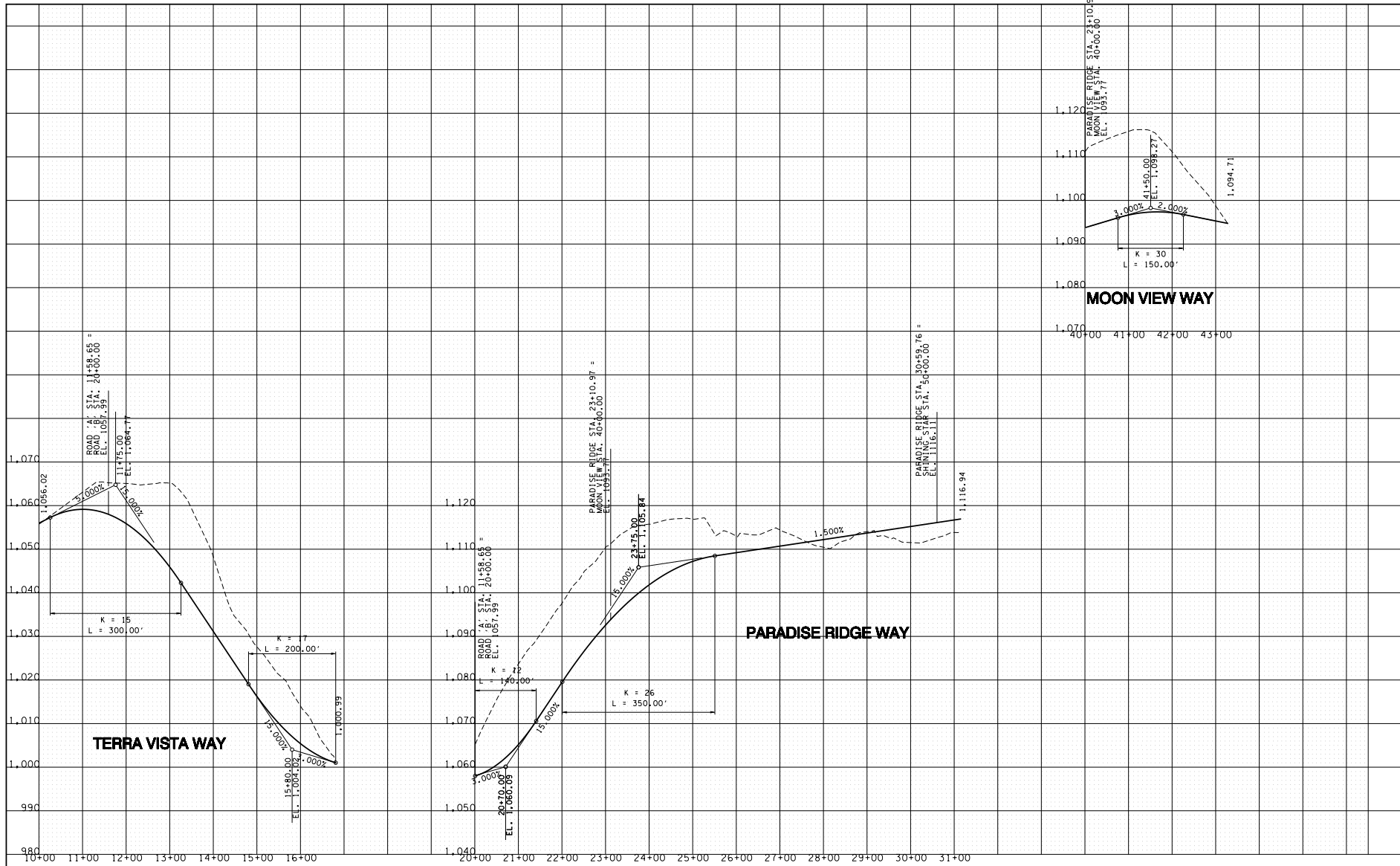
NO.	DATE	DESCRIPTION	BY	CHKD.


ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

TERRA VISTA TOWNHOMES

PROPOSED LAYOUT

CHECKED BY GMT	SCALE 1"=60'	SHEET THREE NO. 3
DRAWN BY GMT	DATE 4-18-19	FILE NO. 17015
		OF FIVE SHEETS



1	10/12/07	MODIFIED PROFILES ON ROADS 'B', 'D', AND 'E'	JPS	GMT
NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

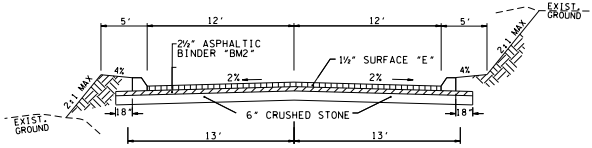


ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

TERRA VISTA SUBDIVISION
 DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

5-SE-19-C / 5-H-19-UR
ROAD PROFILES

DESIGNED BY JPS	CHECKED BY GMT	SCALE H ₁ 1" = 100' V ₁ 1" = 10'	SHEET FOUR
DRAWN BY JPS	DATE 05/04/07	FILE NO. 06129	NO. 4
			OF FIVE SHEETS



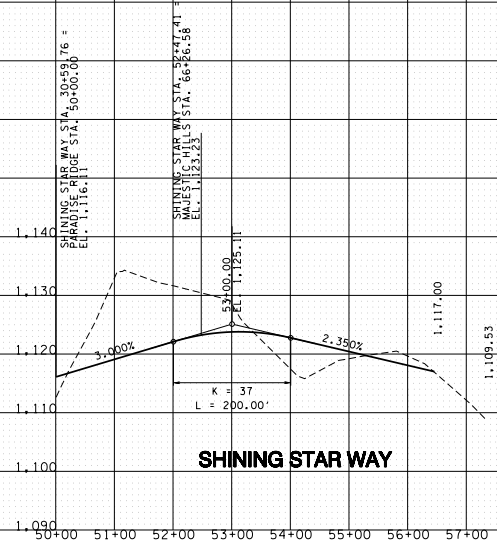
**TYPICAL 2 LANE STREET
(PRIVATE ROAD)**

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

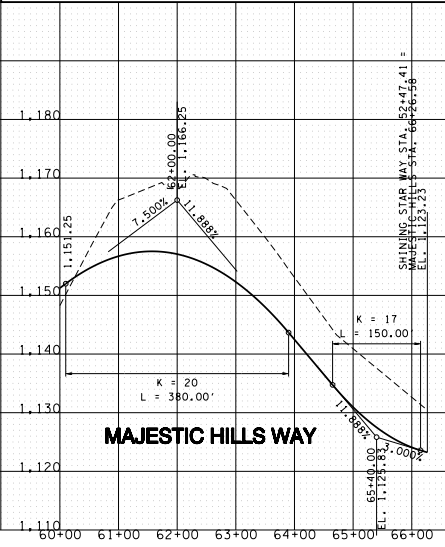
FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

- * "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.

5-SE-19-C / 5-H-19-UR



SHINING STAR WAY



MAJESTIC HILLS WAY

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/12/07	MODIFIED PROFILES ON ROADS 'B', 'D', AND 'E'	JPS	GMT
2	04/09/08	MODIFIED ROADS 'D' AND 'E' PROFILES TO ELIMINATE POND 6		



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

TERRA VISTA SUBDIVISION
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

ROAD PROFILES - ROADS 'D' AND 'E'
(PRIVATE DRIVES)

DESIGNED BY	CHECKED BY	SCALE	SHEET
JPS	GMT	H ₁ 1" = 100'	FIVE
DRAWN BY <td>DATE <td>V₁ 1" = 10'</td> <td>NO.</td> </td>	DATE <td>V₁ 1" = 10'</td> <td>NO.</td>	V ₁ 1" = 10'	NO.
JPS	05/04/07	FILE NO.	5
		06129	OF FIVE SHEETS

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: MESANA INVESTMENTS, LLC

Date Filed: 3/25/2019 Meeting Date: 5/9/2019

Application Accepted by: *M. Payne*

Fee Amount: ~~\$3,110.00~~ File Number: Subdivision - Concept 5-SE-19-C

Fee Amount: \$2600 reduced fee for 17 less lots Related File Number: Development Plan 5-H-19-UR

PROPERTY INFORMATION

Subdivision Name: TERRA VISTA TOWNHOMES

Unit/Phase Number: 1 South of Oak Ridge Hwy

General Location: SOUTHEAST OF HIGDON ROAD
OFF TERRA VISTA WAY W of Byington Solway

Tract Size: 43.36 AC No. of Lots: 70

Zoning District: PR (1-2 DU/AC)

Existing Land Use: UNUSED LAND was 87 lots

Planning Sector: NORTHWEST COUNTY

Growth Policy Plan Designation: Planned Growth

Census Tract: 59.08

Traffic Zone: 216

Parcel ID Number(s): 090HA
PARCELS 001 THRU 072

Jurisdiction: City Council _____ District
 County Commission 6th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: SCOTT DAVIS

Company: MESANA INVESTMENTS, LLC

Address: 1920 EBENEZER ROAD

City: KNOXVILLE State: TN Zip: 37922

Telephone: _____

Fax: (865) 693-3356

E-mail: swd444@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT Name: Garrett M. Tucker, PE, LS

Company: Robert G. Campbell & Associates, LP

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT Name: Garrett M. Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: _____

Fax: _____

E-mail: _____

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer WKUD

Water WKUD

Electricity LCUB

Gas KUB

Telephone AT&T

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)

REVISED

MAR 26 2019

Knoxville-Knox County
Planning

[Handwritten signature]
3/22

SUBDIVISION - CONCEPT

Name of Applicant: MESANA INVESTMENTS, LLC

Date Filed: 3/25/2019

Meeting Date: 5/9/2019

Application Accepted by: M. Payne

Fee Amount: 3,110.00 File Number: Subdivision - Concept 5-SE-19-C

Fee Amount: Use on Review Related File Number: Development Plan 5-H-19-UR



PROPERTY INFORMATION

Subdivision Name: TERRA VISTA TOWNHOMES

Unit/Phase Number: 1

General Location: SOUTHEAST OF HIGDON ROAD OFF TERRA VISTA WAY

Tract Size: 43.36 AC No. of Lots: 87

Zoning District: PR (1-2 DU/AC)

Existing Land Use: UNUSED LAND

Planning Sector: NORTHWEST COUNTY

Growth Policy Plan Designation: _____

Census Tract: 59.08

Traffic Zone: _____

Parcel ID Number(s): 090HA
PARCELS 001 THRU 072

Jurisdiction: City Council _____ District
 County Commission 6th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: SCOTT DAVIS

Company: MESANA INVESTMENTS, LLC

Address: 1920 EBENEZER ROAD

City: KNOXVILLE State: TN Zip: 37922

Telephone: _____

Fax: (865) 693-3356

E-mail: swd444@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Garrett M. Tucker, PE, LS

Company: Robert G. Campbell & Associates, LP

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer WKUD

Water WKUD

Electricity LCUB

Gas KUB

Telephone AT&T

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Garrett M. Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: _____

Fax: _____

E-mail: _____

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)

VARIANCES REQUESTED

1. REDUCTION OF PERIPHERAL SETBACK FROM 35' TO 25'

Justify variance by indicating hardship: 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.

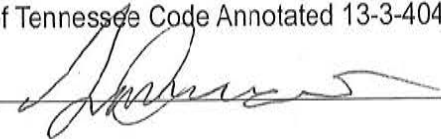
PLEASE PRINT

Name: SCOTT DAVIS

Address: 1920 Ebenezer Road

City: Knoxville State: TN Zip: 37922

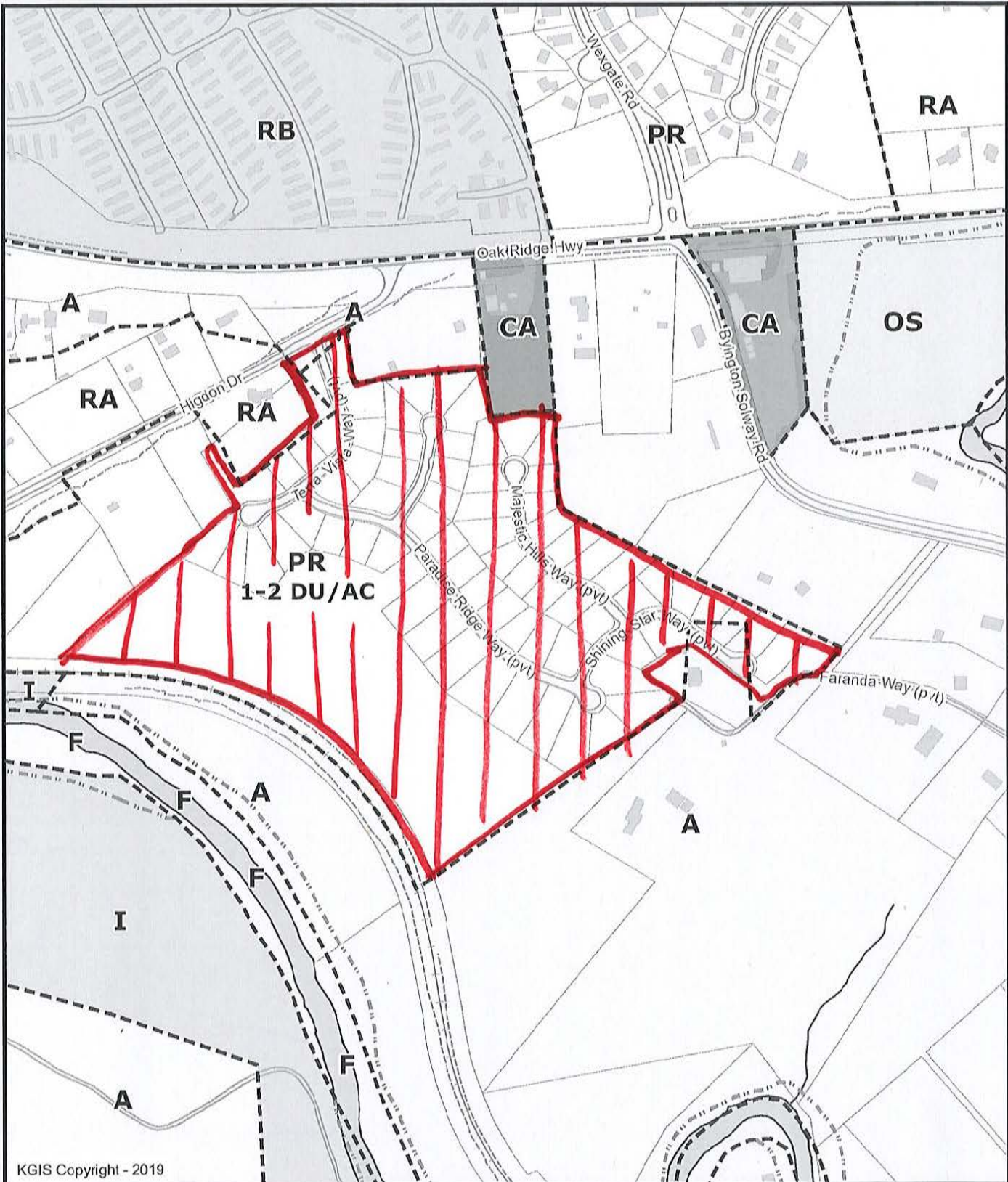
Telephone: (865) 806-8008

Signature: 

Fax: _____

Date: 3/25/2019

E-mail: swd444@gmail.com

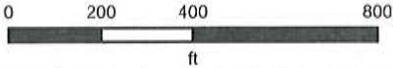


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/25/2019 at 4:49:52 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

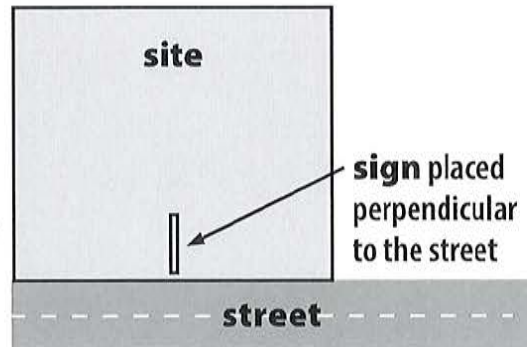
REQUIRED SIGN POSTING AGREEMENT

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:

4/24/19 and 5/10/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: IBB

Printed Name: Isaac Britt

Phone: 731-446-2690 Email: isaac.britt15@gmail.com

Date: 3/25/2019

File Number: 5-SE-19-C 5-H-19-UR