



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 9-SC-19-C **AGENDA ITEM #:** 38  
9-J-19-UR **AGENDA DATE:** 10/10/2019

POSTPONEMENT(S): 9/12/2019

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

TAX IDENTIFICATION: 78 035 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7509 Carpenter Rd.

▶ **LOCATION:** West side of Carpenter Road, northwest of Patriot Way, north of West Emory Road

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 19.46 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residence and vacant land / PR (Planned Residential)  
South: Residences / PR (Planned Residential)  
East: Residences / A (Agricultural)  
West: Vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 70

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Carpenter Rd., a minor collector street with a 16' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**  
1. Corner radius variances for the right-of-way at the intersection of Road A and Carpenter Rd., from 25' to 0'.  
2. Horizontal curve centerline radius variance on Road A between STA 16+23.13 and STA 18+41.15, from 250' to 150'.  
3. Horizontal curve centerline radius variance on Road A between STA 20+89.27 and STA 23+60.37, from 250' to 175'.  
4. Horizontal curve centerline radius variance on Road A between STA 25+69.94 and STA 28+28.41, from 250' to 175'.

**APPROVED WAIVERS BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:**

1. Right-of-way width reduction for Road A, from 50' to 48.67' from Carpenter Rd to the eastern boundary line for the Subdivision at Lot 48.
2. Street pavement reduction for Road A, from 26' to 20' from Carpenter Rd to the eastern boundary line for the Subdivision at Lot 48.
3. Street pavement reduction for Road A, from 26' to 22' from the eastern boundary line for the Subdivision at Lot 48 to its terminus at STA 32+33.82.
4. Street pavement reduction for Road B, from 26' to 22'.
5. Intersection grade waiver for Road A, between STA 31+60.00 and STA 32+33.82, from 1% to up to 2.%.

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**STAFF RECOMMENDATION:**

- **APPROVE** variances 1-4 because the existing access strip and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

**APPROVE** the Concept Plan subject to 11 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
  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. Widening Carpenter Rd. from the subdivision entrance south to the entrance for Carpenter Ridge Subdivision, to a width of 18' as required by the Knox County Department of Engineering and Public Works. Design plans for the road widening shall be submitted to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision with the improvements being made in conjunction with the road improvements for the subdivision.
  4. Prior to the issuance of any grading permits for the subdivision and prior to submission of a final plat, the applicant shall establish at least 300' of sight distance in both directions along Carpenter Rd. at the subdivision entrance. The required sight distance shall be certified in the field. (See comment section below)
  5. Obtaining off-site grading easements if needed for the construction of Road A from Carpenter Rd. west to the first lots for the Subdivision.
  6. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act 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.
  7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  8. Obtaining a determination from the Tennessee Department of Environment and Conservation (TDEC) on whether the closed contour in the vicinity of Lots 31-38 and 67-70 is a sinkhole. If the feature is a sinkhole, the concept plan would have to be modified, subject to staff approval, to create lots with adequate building sites outside of closed contour and associated drainage easement. A 50' building setback from the closed contour shall also be shown on the concept plan and final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
  9. 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, any amenities and the drainage system.
  10. Any requests for further subdivision of the property above the proposed 70 lots will require the submission and approval of a traffic impact study and implementation of any required street improvements.
  11. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
- **APPROVE** the development plan for up to 70 detached dwellings on individual lots, and the requested reduction of the peripheral setback to 20 feet as identified on the Concept Plan, 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 and a Use-on-Review.

## COMMENTS:

The applicant is proposing to subdivide this tract of approximately 19.86 acres into 70 lots at a density of 3.60 du/ac. The Knox County Commission approved the rezoning request for this property to PR (Planned Residential) at a density of 1 - 4 du/ac on September 25, 2006. There have been two previous Concept Plans for this property (1-SG-07-C / 1-J-07-UR was approved on January 11, 2007 for 73 lots and 3-SE-16-C / 3-D-16- UR was approved on March 10, 2016 for 66 lots) that expired prior to any development activity.

The proposed access for the subdivision is onto Carpenter Rd., a minor collector street. Sight distance at that location is very limited. This was an issue under the previous approvals. The required sight distance at this location is 300'. Due to safety concerns with the limited sight distance, Staff is recommending a condition that prior to the issuance of any grading permits for the subdivision and prior to submission of a final plat, the applicant shall establish at least 300' of sight distance at the subdivision entrance in both directions along Carpenter Rd. During the design plan stage of the development, the applicant will submit plans to the Knox County Department of Engineering and Public Works for any work that may be required in the public right-of-way. The required sight distance shall be certified in the field before any permits will be issued for the subdivision or a final plat is accepted for review.

Both Planning and Knox County Department of Engineering and Public Works staff are recommending that Carpenter Rd. be widened to a width of 18' from the area of the of the proposed subdivision entrance, south to the improvements on Carpenter Rd. that were implemented as part of the Carpenter Ridge Subdivision. This was also a condition of the previous concept plan approvals.

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 for the subdivision. The applicant has revised the concept plan to include a sidewalk around the internal loop portion of Road A (approximately a third of a mile) in part to meet the PR objective by providing an amenity for the residents to safely walk to neighbor's homes and for use for exercise. The Knox County Department of Engineering and Public Works has agreed to a reduction of the pavement width from 26' to 22' for this portion of Road A and Road B. The pavement width for Road A from Carpenter Rd to the eastern boundary line for the Subdivision at Lot 48 will be reduced from 26' to 20' in order to reduce the need for off-site grading easements along this narrow access strip.

The KGIS database indicates that there is a closed contour in the area of proposed Lots 31-38 and 67-70. The applicant will need to obtain a determination from the Tennessee Department of Environment and Conservation (TDEC) on whether the closed contour is a sinkhole. If the feature is a sinkhole, the concept plan would have to be modified, subject to staff approval, to create lots with adequate building sites outside of closed contour and associated drainage easement. A 50' building setback from the closed contour shall also be shown on the concept plan and final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.

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

1. Other properties in the immediate area have developed or are under development with residential uses at similar densities.
2. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
3. The widening improvements to Carpenter Rd., as required by the Knox County Department of Engineering and Public Works, will improve the carrying capacity on the existing roadway for the projected traffic from this subdivision.

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

1. With the stated conditions, 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 direct access to a minor collector street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 3.60 du/ac, the proposed subdivision is consistent with the Sector Plan. The PR zoning approved for this site will allow a density up to 4 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 749 (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.

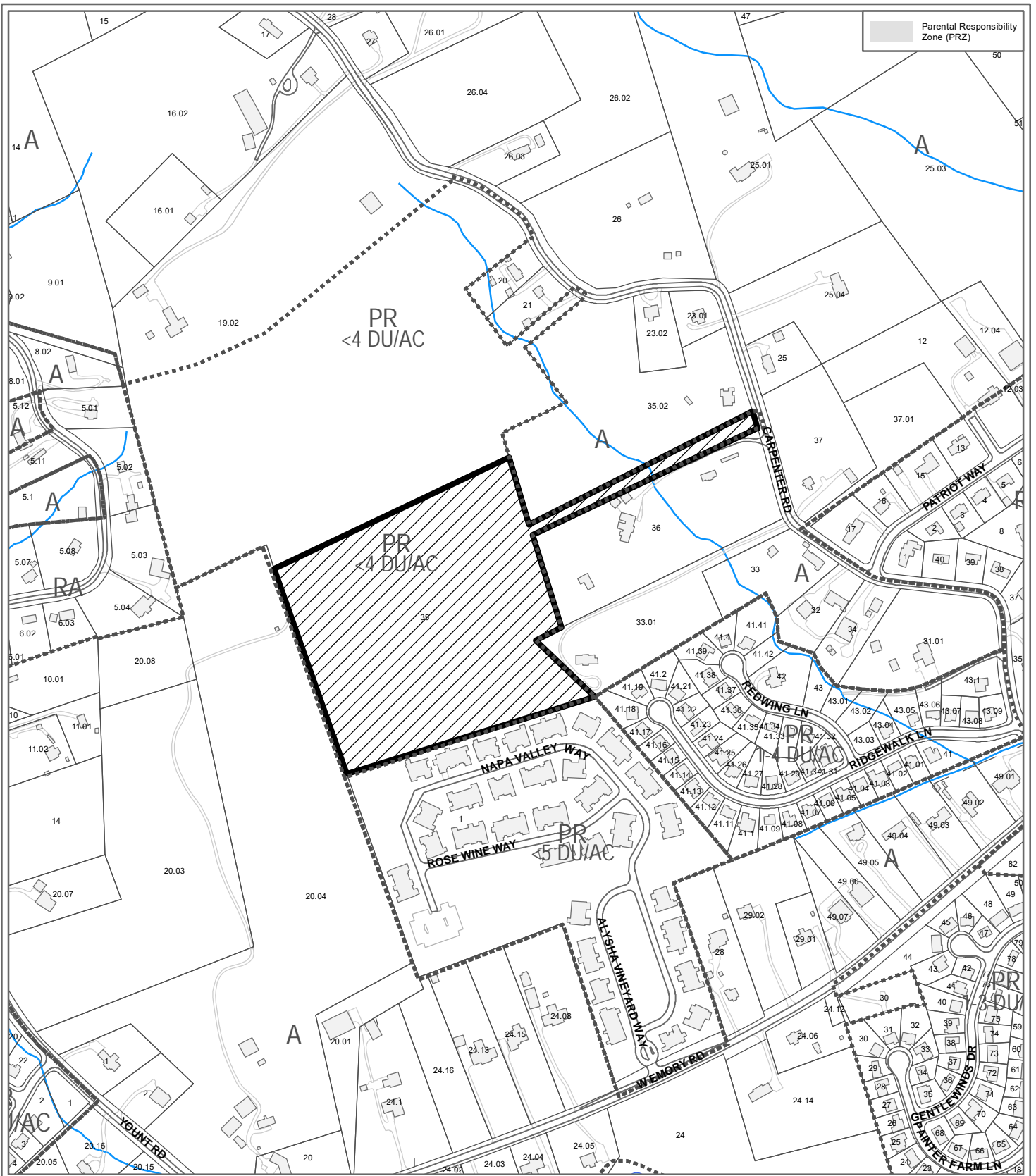
ESTIMATED STUDENT YIELD: 29 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns 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.



**9-SC-19-C / 9-J-19-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Mesana Investments, LLC  
Dorchester



Detached Residential Subdivision in PR (Planned Residential)

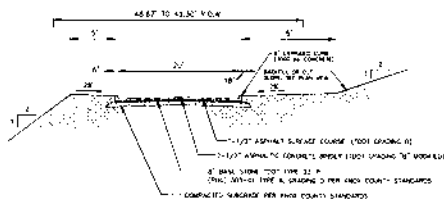
Map No: 78

Jurisdiction: County

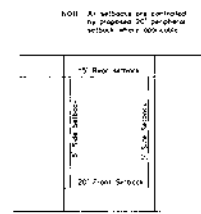


Original Print Date: 8/19/2019  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

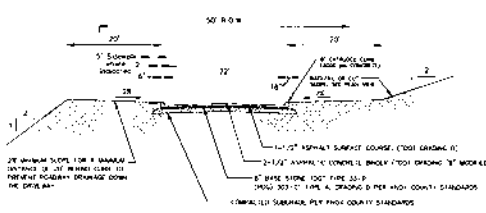
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



TYPICAL ROADWAY CROSS SECTION  
G+00 TO 8+24.53 ROAD "A"  
N/S



TYPICAL LOT LAYOUT  
N/S



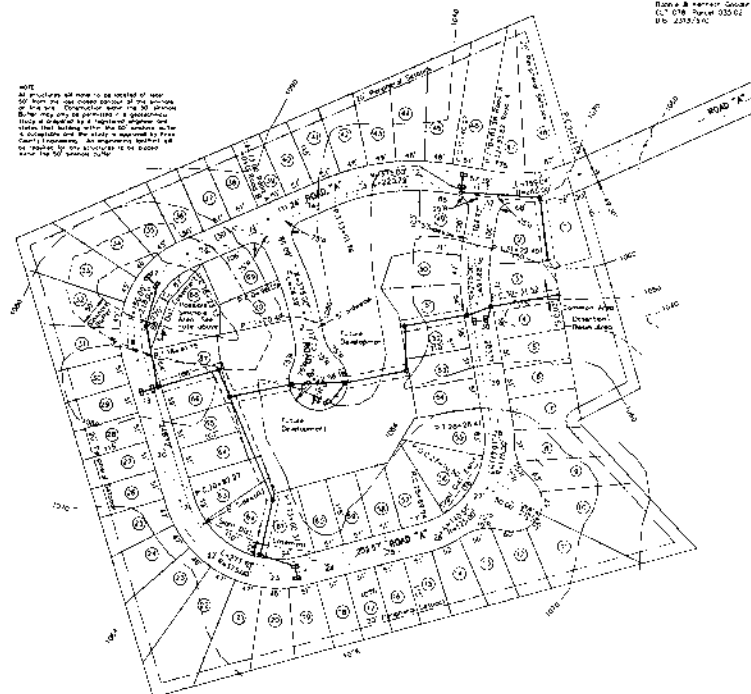
TYPICAL ROADWAY CROSS SECTION  
8+24.54 TO 12+33.82 ROAD "A" AND ALL OF ROAD "B"  
N/S

- NOTES
1. CUT MAP 028 PARCEL 035
  2. 40' OF LOTS TO
  3. 40' A SUBGRADE - 15% SLOPE
  4. THIS INDUMENT IS DOME PR
  5. 12' UTILITY & BRANCH TRENCH UNDER ROAD PROGRADE 10' TIMES 3' ASCE ALL INTERIOR LOT LOTS AND OTHER EXTERIOR LOT LOTS

- VEHICLE AND/OR WATER REPAIRS
1. WIDTH OF ROAD AT RIGHT OF WAY AT ENTRANCE FROM 25' TO 45' FT
  2. DOWNHILL RIGHT-OF-WAY RADIUS AT ENTRANCE FROM 25' TO 5'
  3. CENTERLINE RADIUS OF 250' TO 150' AT 23+49.74 TO 24+25.41 HEAD A
  4. CENTERLINE RADIUS OF 250' TO 150' AT 23+49.74 TO 24+25.41 HEAD A
  5. ROAD SLOPE FROM 21+80.00 TO 22+38.82 ROAD "A" ON 1:00% TO 2:00%
  6. 25' CENTER RADIUS OF 250' TO 150' AT 20+89.21 TO 21+ 23+80.25 ROAD A

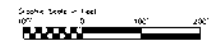
NOTE: SEE UTILITY CROSS SECTION FOR UTILITY LOCATIONS

NOTE: All structures shall be located at least 10 feet from the right-of-way boundary. If the structure is located within the right-of-way boundary, it shall be located at least 5 feet from the centerline of the roadway. The structure shall be located at least 5 feet from the edge of the roadway. The structure shall be located at least 5 feet from the edge of the roadway. The structure shall be located at least 5 feet from the edge of the roadway.



NOTE: All site easements for utilities shall be located as necessary.

DESCRIPTION OF QUALITY PLAN  
The Quality Plan for this project is to be completed upon the final plan of subdivision. The Quality Plan shall include all necessary measures and standards for the protection of the water quality. The Quality Plan shall be prepared by the applicant and approved by the local government. The Quality Plan shall be prepared by the applicant and approved by the local government.



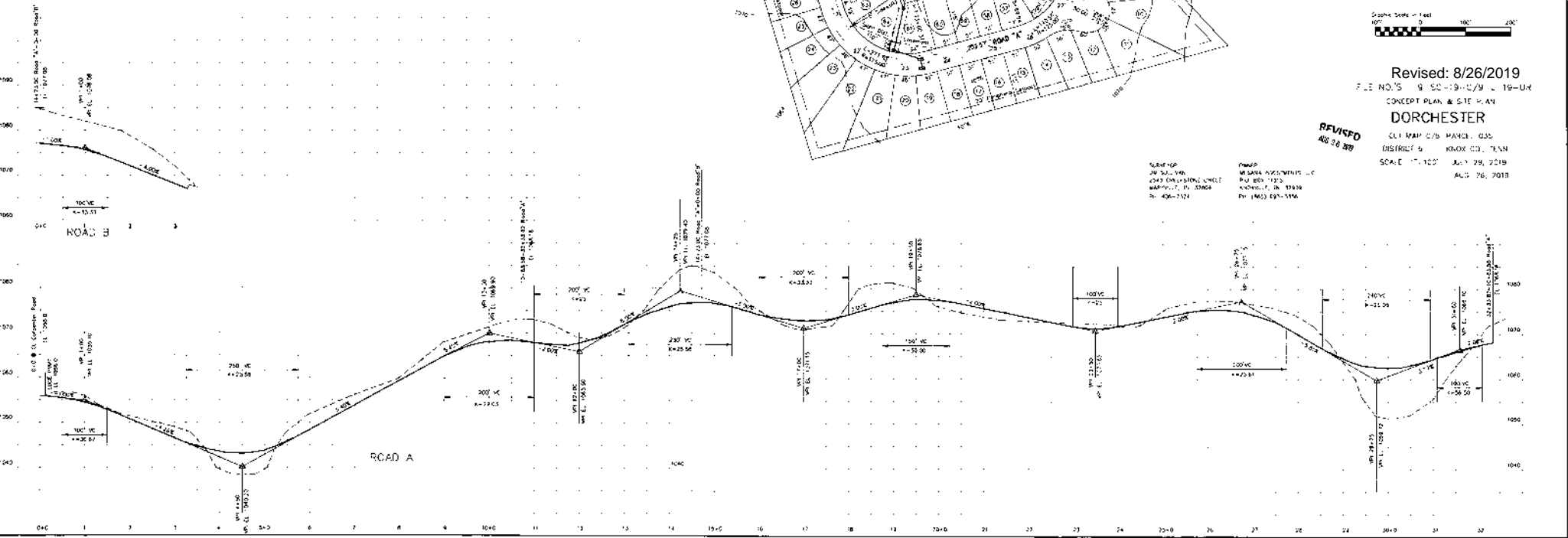
Revised: 8/26/2019  
FILE NO. 5 9 SC-19-C/M 19-UN  
CONCEPT PLAN & SITE PLAN  
DORCHESTER

REVISED  
AS SHOWN

CUT MAP 028 PARCEL 035  
DISTRICT 5 KNOX CO. TN  
SCALE 1"=100' JUL 29, 2019  
AUG 26, 2019

SUBMITTER  
JW SULLIVAN  
CIVIL ENGINEERING, INC.  
KNOXVILLE, TN 37904  
PH 423-7574

DESIGNER  
W. SARA ADAMS, INC.  
P.O. BOX 11315  
KNOXVILLE, TN 37959  
PH (423) 597-1156







# DEVELOPMENT REQUEST

### DEVELOPMENT

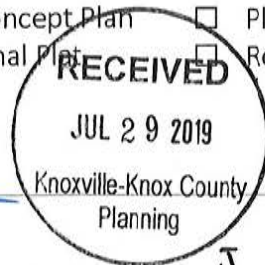
- Development Plan
- Use on Review / Special Use

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
- Rezoning



Applicant Mesana Investments, LLC Knoxville-Knox County Planning

Date Filed 7/29/19 Meeting Date (if applicable) 9/12/19 File Number(s) 9-5C-19-C 9-~~2~~-19-UR

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Name Scott Davis Company Mesana Investments

Address PO Box 11315 City Knox. State TN Zip 37939

Phone 865-806-8008 Email swd444@gmail.com

## CURRENT PROPERTY INFO

Owner Name (if different) Mesana Investments LLC Owner Address PO Box 11315 Knoxville TN 37939 Owner Phone 865-806-8008

Property Address 7509 Carpenter Rd Parcel ID 078 035

General Location w/s Carpenter Rd Due/Pl Patriot Way Tract Size 19.46 +/-

Jurisdiction (specify district above) 6th  City  County Zoning District PR < 4 du/oc

Planning Sector Northwest County Sector Plan Land Use Classification LDR Growth Policy Plan Designation Planned

Existing Land Use Vacant Septic (Y/N) Sewer Provider Water Provider KUB

# REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		
	<input type="checkbox"/> Home Occupation (specify): _____		
	<input type="checkbox"/> Other (specify): _____		
SUBDIVISION	<input checked="" type="checkbox"/> Proposed Subdivision Name: <u>Dorchester</u>		Unit / Phase Number _____
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created: _____		
	<input checked="" type="checkbox"/> Other (specify): <u>70 Lots</u>		
	<input type="checkbox"/> Attachments / Additional Requirements		
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____		
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____		
	<input type="checkbox"/> Proposed Property Use (specify) _____	Proposed Density (units/acre) _____	Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): _____		

STAFF USE ONLY	<b>PLAT TYPE</b> <input type="checkbox"/> Administrative <input type="checkbox"/> Meeting	<b>FEE 1:</b>  	<b>TOTAL:</b>         
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>FEE 2:</b>  	
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification (Final Plat only) <input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	<b>FEE 3:</b>  	

## AUTHORIZATION

 Staff Signature	 Please Print	<u>7/29/19</u> Date
 Applicant Signature	<u>Scott Davis</u> Please Print	<u>7-29-2019</u> Date



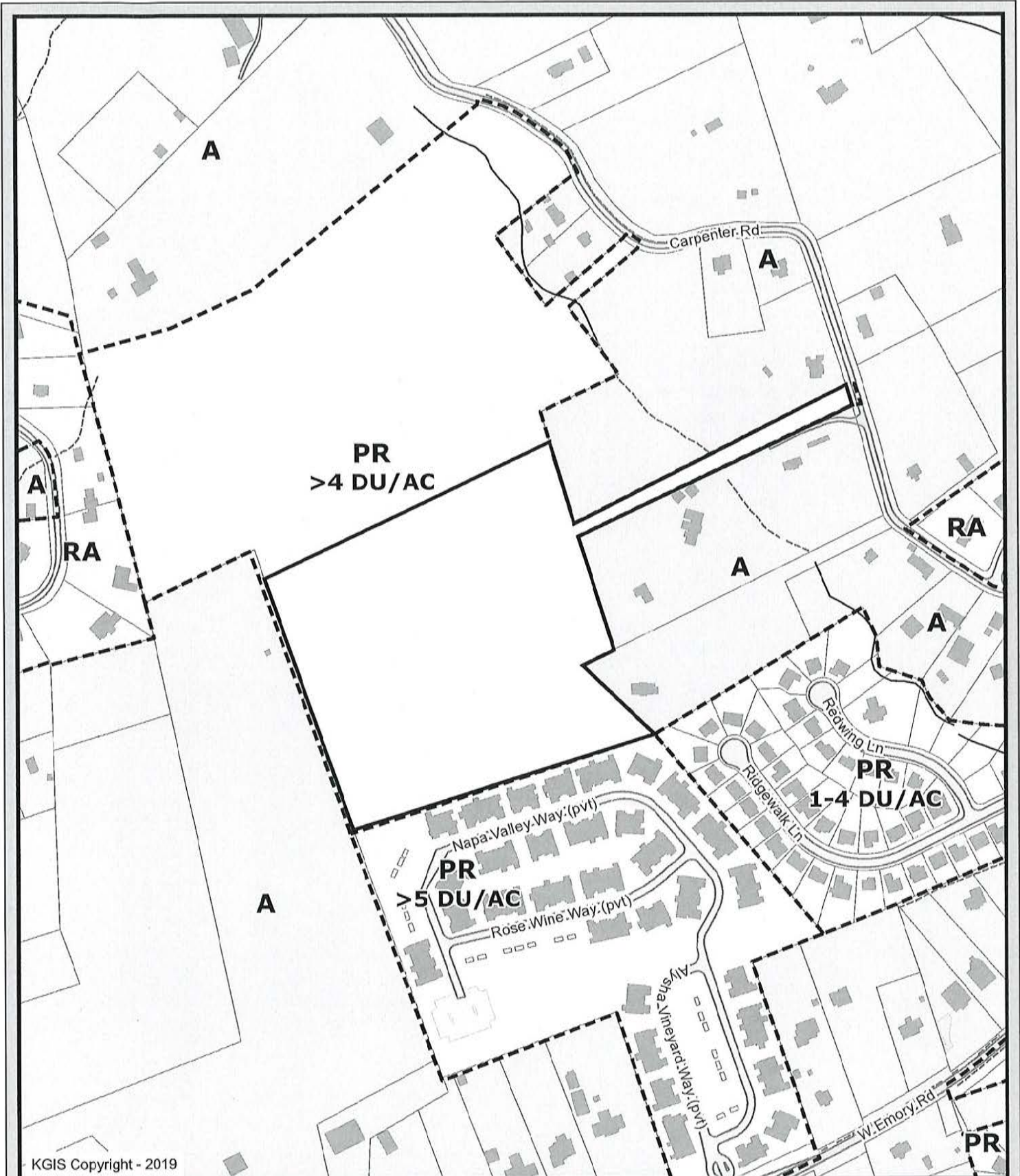
**PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE**  
**MAP DEPARTMENT - OWNERSHIP CARD**

Source: KGIS

**ACTIVE      NORMAL**

**07/29/2019**

District	Map	Insert	Group	Parcel	Ward	Property Location					
W6	78			35		7509 CARPENTER RD					
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )		Acreage		
ROLLBACK TAXES EFFECTIVE APP# A-3670				-	-	-			19.46 - A.C. Deeded		
									- A.C. Calculated		
Owner				Sale Date	Book	Page	Sale Price	Mailing Address			
RUEFF PHYLLIS S				11/19/1986	<a href="#">1900</a>	906	\$ 88,400	7621 CARPENTER RD KNOXVILLE, TN 37931			
EAGEL BEND DEVELOPMENT LLC				9/15/2006	<a href="#">20060921</a>	0025890		PO BOX 11315 KNOXVILLE, TN 37939			
				9/15/2006	<a href="#">20060921</a>	0025891					
FSG BANK				9/7/2011	<a href="#">20110909</a>	0013393	\$ 1,588,780	1111 NORTHSHORE DR STE S600 KNOXVILLE, TN 37919			
MESANA INVESTMENTS LLC				12/30/2014	<a href="#">20150102</a>	0035767	\$ 849,900	1515 ASHLAND SPRINGS WAY KNOXVILLE, TN 37922			
Remarks											
L/A											
Parent Parcel						Parent Instrument Number					
Previous Parcel ( Split From )						Next Parcel ( Merged Into )					



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

Printed: 7/29/2019 at 11:04:08 AM

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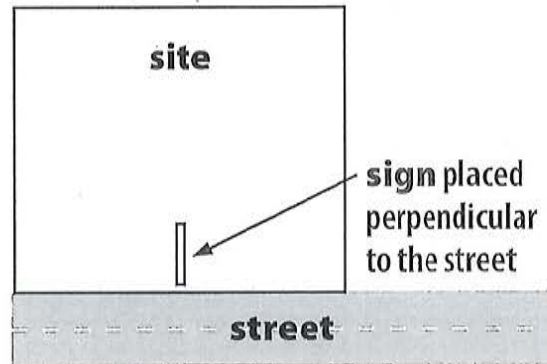
## REQUIRED SIGN POSTING AGREEMENT

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 MPC Administrative Rules and Procedures.

At the time of application, MPC 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 MPC 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. MPC 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 MPC 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 MPC 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:

7/29/19 and 9/29/19  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Brett Jackson

Printed Name: Brett Jackson

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Date: 7-29-2019

MPC File Number: 9-50-19-C 9-5-19-UR