



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 9-SB-19-C

AGENDA ITEM #: 13

9-I-19-UR

AGENDA DATE: 9/12/2019

▶ **SUBDIVISION:** BROOKS MEADOW

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

OWNER(S): Scott Davis / Mesana Investments, LLC

TAX IDENTIFICATION: 41 281

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8610 Old Rutledge Pike

▶ **LOCATION:** East side of Old Rutledge Pike, north side of Mascot Road

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Holston and French Broad

▶ **APPROXIMATE ACREAGE:** 10.09 acres

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

▶ **EXISTING LAND USE:** Rural residential / Vacant

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND
USE AND ZONING:**

The area is primarily a mix of single family residential and rural residential uses developed in the A, RA, and CA zones. There is one active business across Old Rutledge Pike and one vacant commercial building adjacent to the subject property. The adjacent residential neighborhood to the north is zoned RA and has a built density of 2.84 du/ac.

▶ **NUMBER OF LOTS:** 46

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Old Rutledge Pike, a local street with a pavement width of 23' within a right-of-way width of 60'. Access is also via Mascot Road, a minor collector with a pavement width of 19.6' within a right-of-way width of 60'.

▶ **SUBDIVISION VARIANCES
REQUIRED:**

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 8 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Providing a minimum 5' wide sidewalk from Road 'A' to the terminus of Tailwind Lane, within a common area with a minimum width of 8' that is to be owned and maintained by the property owners association for this

subdivision.

4. Installation of the sidewalk 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 sidewalk.

5. Providing shared driveways for the lots that front onto Mascot Road, as shown on the Concept Plan, or in an alternative arrangement as approved by the Knox County Department of Engineering and Public Works during design plan review.

6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

7. 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.

8. 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 46 detached dwellings on individual lots, and the requested reduction of the peripheral setback to 25 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:

This proposal is for a residential subdivision on 10.09 acres with 46 detached dwelling units on individual lots at a density of 4.56 du/ac. In July 2019, Knox County Commission approved the PR zoning with a density up to 4.7 du/ac. The applicant requested 5 du/ac and the Planning Commission recommended 4 du/ac.

One new road is proposed with access to Old Rutledge Pike that will provide access for 34 lots. There are an additional 2 lots that will have access only from Mascot Road. The lots along Mascot Road will be required to have an on-site turn around because it is a classified road (minor collector). In addition, Planning and County Engineering staff are recommending that every other lot share a driveway curb cut to reduce the number of access points since Mascot Road is heavily used by large trucks. The sight distance along both frontages do not appear to be hindered but this will need to be verified during permitting.

The adjacent subdivision to the north has a road (Tailwind Lane) the terminates into the subject property. The subdivision regulations state that new road systems must connect to such roads unless it is not feasible. As an alternative, staff recommended a pedestrian connection between Road 'A' and Tailwind Lane, which was provided on the Concept Plan between lots 3 and 4. In the absence of another amenity for the subdivision, staff is supportive of considering this an amenity for the subdivision since this is consistent with the intent of the subdivision regulations to make pedestrian connections between subdivisions. The sidewalk connection is proposed as a 12' easement with no defined sidewalk width. Staff is recommending a condition that the sidewalk be a minimum of 5' wide and located within a minimum 8' wide common area that is owned and maintained by the property owners association.

Article 3, Section 3.05 (Pedestrian Circulation System) of the Knoxville-Knox County Minimum Subdivision Regulations states "...for the safety of pedestrians and children, the Planning Commission may require that sidewalk be provided for access to schools, recreational facilities, commercial establishments, or any other areas where obvious future pedestrian traffic is anticipated." There are several properties zoned commercial at the intersection of Mascot Road and Old Rutledge Pike, however, they were zoned before the new Rutledge Pike was constructed and are no longer located at the crossroads of major thoroughfares like they once were. Therefore, staff is not recommending sidewalks along the internal street nor the Mascot Road and Old Rutledge Pike frontages as would otherwise be recommended by the subdivision regulations because of the proximity to commercial establishments.

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

1. The proposed subdivision is at a higher density than the adjacent subdivision to the north (4.56 du/ac vs. 2.84 du/ac), however, it is within the allowable density of the zoning.
2. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
3. The proposed sidewalk connection from Road 'A' to Tailwind Lane will provide connectivity for pedestrians

between the two subdivisions. Tailwind Lane was constructed as a stub-out because there could be a logical extension of the street system into the subject property, however, there does not appear to be much benefit for a road connection if a pedestrian connection is provided as an alternative.

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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 4.56 du/ac, the proposed subdivision is consistent with the Sector Plan. The PR zoning approved for this site will allow a density up to 4.7 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: 509 (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.

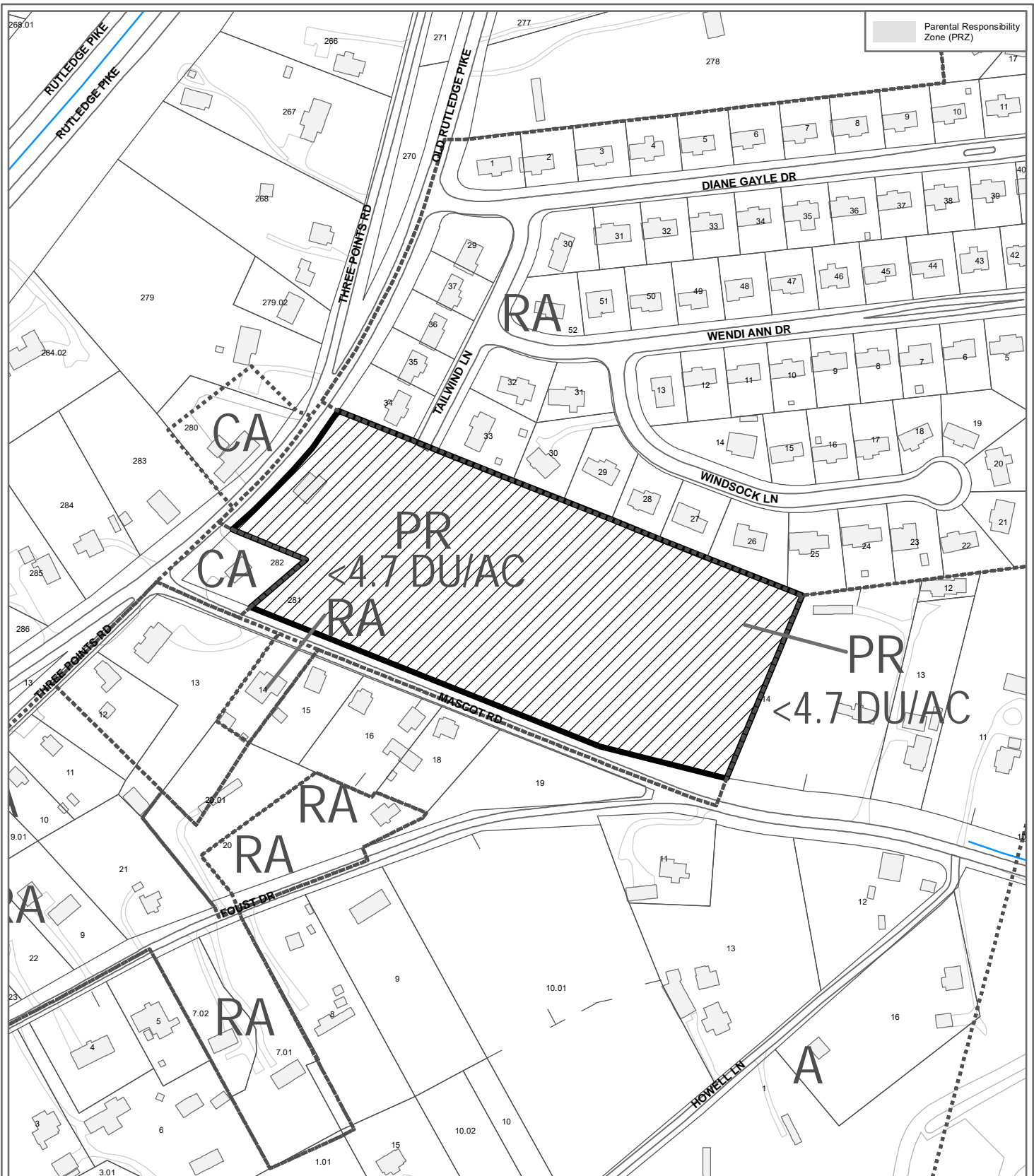
ESTIMATED STUDENT YIELD: 15 (public school children, grades K-12)

Schools affected by this proposal: East Knox County Elementary, Carter Middle, and Carter High.

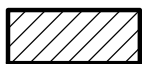
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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-SB-19-C / 9-I-19-UR
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential)

Petitioner: Mesana Investments, LLC
Brooks Meadow

Map No: 41

Jurisdiction: County



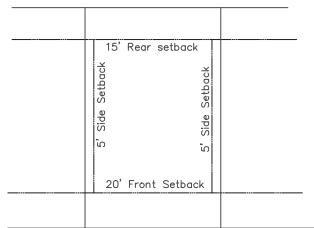
Original Print Date: 8/19/2019

Revised:

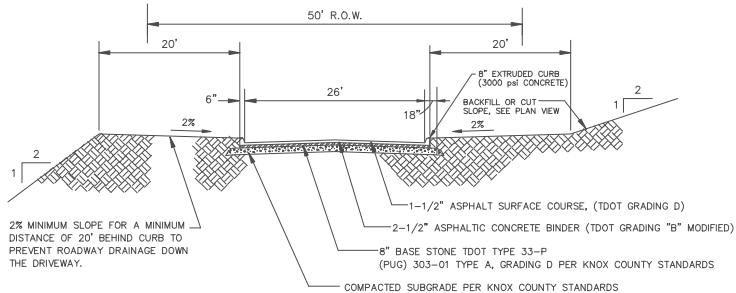
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



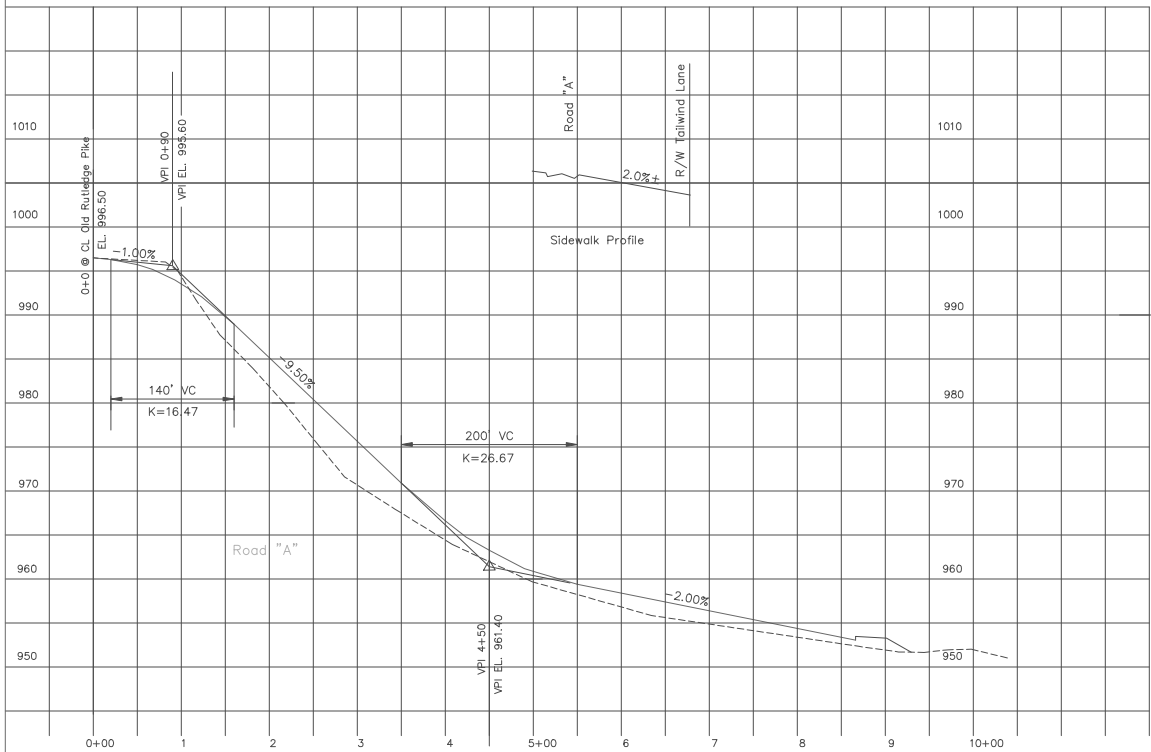
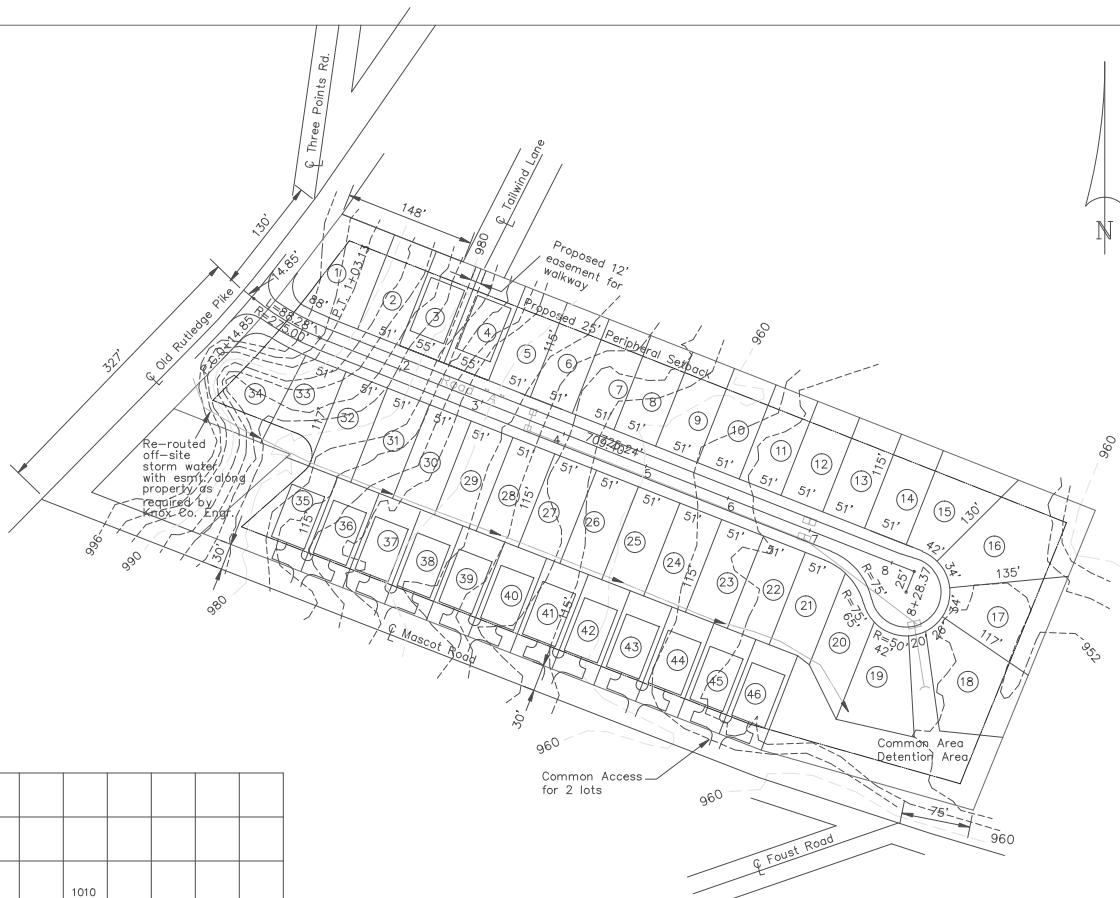
NOTE: All setbacks are controlled by proposed 25' peripheral setback or as noted where applicable.



TYPICAL LOT LAYOUT
NTS



TYPICAL ROADWAY CROSS-SECTION
NTS



- NOTES:
1. CLT MAP 041, PARCEL 281.
 2. NO. OF LOTS - 46.
 3. RECORDED AREA - 10.09 ACRES.
 4. THIS PROPERTY IS ZONED PR.
 5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL ROAD LOT LINES, 5' INSIDE ALL OTHER INTERIOR LOT LINES AND EXTERIOR LOT LINES.
- NOTE: ALL INTERSECTION RADII OF PWMT. AND R/W IS 25'. ALL RETURN RADII AT CUL-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 itemized and described

TN RLS #1306

SURVEYOR:
JIM SULLIVAN
2543 CREEKSTONE CIRCLE
MARYVILLE, TN. 37804
PH. 406-7324

OWNER:
MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN. 37939
PH. (865) 693-3356

Revised: 8/26/2019

FILE NO. 9-SB-19-C/9-1-19-UR

CONCEPT PLAN & SITE PLAN
BROOKS MEADOW
CLT MAP 041, PARCEL 281
DISTRICT 8 - KNOX CO., TENN.
SCALE: 1"=100' JULY 29, 2019
AUG. 26, 2019



DEVELOPMENT REQUEST

DEVELOPMENT

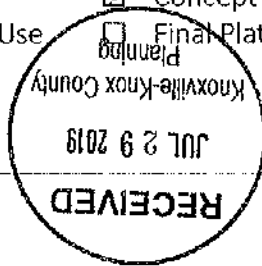
- Development Plan
 Use on Review / Special Use

SUBDIVISION

- Concept Plan
 Final Plat

ZONING

- Plan Amendment
 Rezoning



Mesana Investments, LLC
Applicant

7-29-2019
Date Filed

9-12-19
Meeting Date (if applicable)

9-3B-19-C 9-I-19-UR
File Number(s)

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

Scott Davis Name Mesana Investments, LLC Company

P O Box 11315 Address Knoxville City TN State 37939 Zip

865-866-8008 Phone swd444@gmail.com Email

CURRENT PROPERTY INFO

Mesana Investments Owner Name (if different) P.O. Box 11315 Owner Address 865 693-3356 Owner Phone

8610 Old Rutledge Pike Property Address 041 281 Parcel ID

1/3 Old Rutledge Pike 1/3 Mascot Rd General Location 10.09 ac +/- Tract Size

8th Jurisdiction (specify district above) City County CA, A Zoning District

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

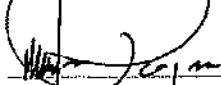
1 dwelling Existing Land Use Septic (Y/N) Sewer Provider Water Provider

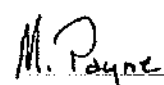
REQUEST

| | | | |
|-------------|---|-------------------------------|----------------------------|
| 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>Brooks Meadows</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>46 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): _____ | | |

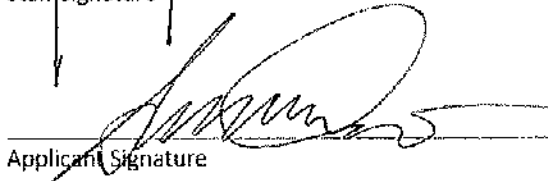
| | | | | |
|----------------|---|----------------------|-----------------|----------|
| STAFF USE ONLY | PLAT TYPE | FEE 1: | TOTAL: | |
| | <input type="checkbox"/> Administrative <input type="checkbox"/> Meeting ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <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 | 0108 1,880.00 | | |
| | | FEE 2: | | <i>H</i> |
| | | FEE 3: | | <i>H</i> |
| | | | 1,880.00 | |

AUTHORIZATION

 _____
 Staff Signature

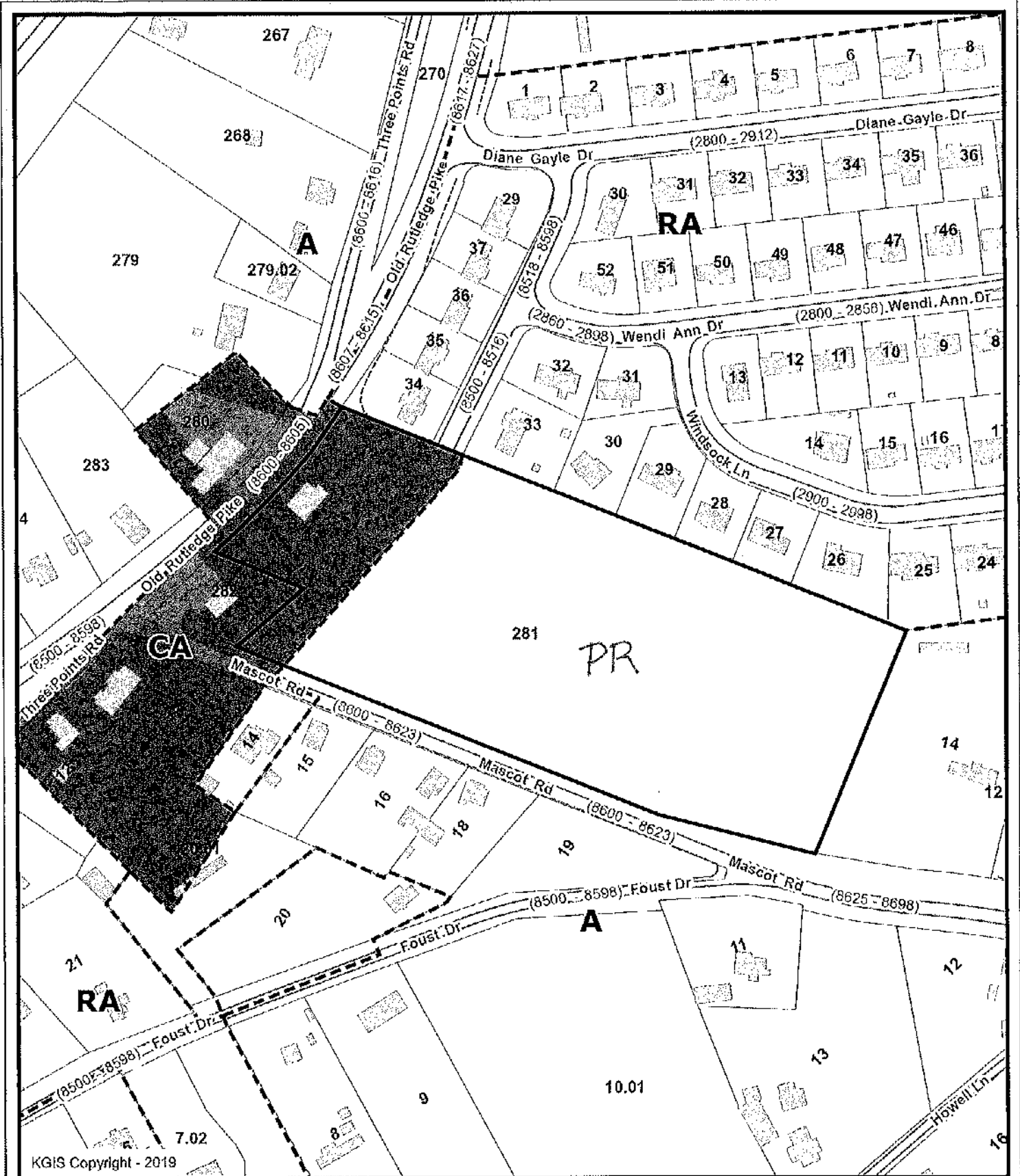
 _____
 Please Print

 Date

 _____
 Applicant Signature

 Please Print

 Date



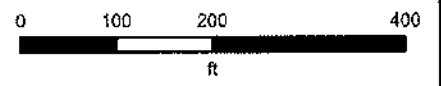
KGIS Copyright - 2019

Letter Portrait

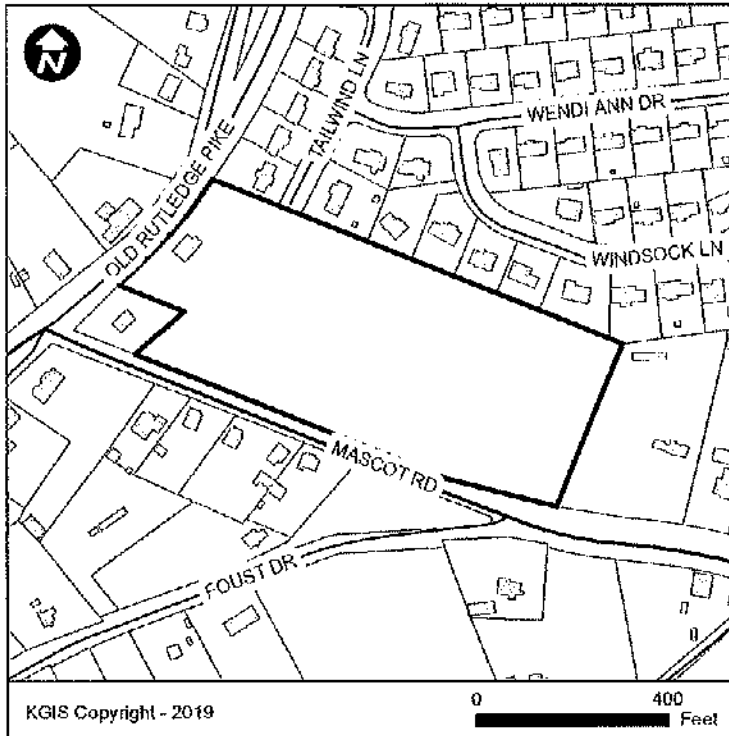
Knoxville - Knox County - KUB Geographic Information System



Printed: 7/29/2019 at 10:59:15 AM



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Parcel 041 281 - Property Map and Details Report**Property Information**

Parcel ID: 041 281
 Location Address: 8610 OLD RUTLEDGE PIKE
 CLT Map: 41
 Insert:
 Group:
 Condo Letter:
 Parcel: 281
 Parcel Type:
 District: N8
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage: 10.09
 Calc. Acreage: 8.80
 Recorded Plat: -
 Recorded Deed: 19990910 - 0020765
 Deed Type: Legal Document:
 Deed Date: 9/10/1999

Address Information

Site Address: 8610 OLD RUTLEDGE PIKE
 KNOXVILLE - 37924
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

BROOKS JOSEPH STEPHEN & MYNATT SANDRA BROOKS
 4532 BRITTANY HILLS WAY
 KNOXVILLE, TN 37938

The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

MPC Information

Census Tract: 65.02
 Planning Sector: Northeast County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 85
 Voting Location: East Knoxville Elementary School
 9315 RUTLEDGE PIKE
 TN State House: 19 Dave Wright
 TN State Senate: 6 Becky Duncan Massey
 County Commission: 8 Richie Beefer

School Zones

Elementary: EAST KNOX COUNTY ELEMENTARY
 Intermediate:
 Middle: CARTER MIDDLE
 High: CARTER HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

City Council:

School Board: 8 Mike McMillan

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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REZONING REPORT

▶ FILE #: 6-Q-19-RZ

AGENDA ITEM #: 37

AGENDA DATE: 6/13/2019

▶ APPLICANT: MESANA INVESTMENTS, LLC

OWNER(S): Mesana Investments, LLC

TAX ID NUMBER: 41 281

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8610 Old Rutledge Pike

▶ LOCATION: East side of Old Rutledge Pike, North side of Mascot Road

▶ APPX. SIZE OF TRACT: 10.09 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Old Rutledge Pike, a minor collector, with a pavement width of 23' feet within a right-of-way width of 60' feet. Access is also via Mascot Road, a minor collector with a pavement width of 19.6' feet within a right-of-way width of 60' feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston River

▶ PRESENT ZONING: CA (General Business) / A (Agricultural)

▶ ZONING REQUESTED: PR (Planned Residential)

▶ EXISTING LAND USE: Rural residential / Vacant

▶ PROPOSED USE: Residential development

DENSITY PROPOSED: 1-5 du/ac

EXTENSION OF ZONE:

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Commercial, single family residential - CA (General Business), A (Agricultural)

South: Single family residential, rural residential - A (Agricultural)

East: Single family residential - RA (Low Density Residential)

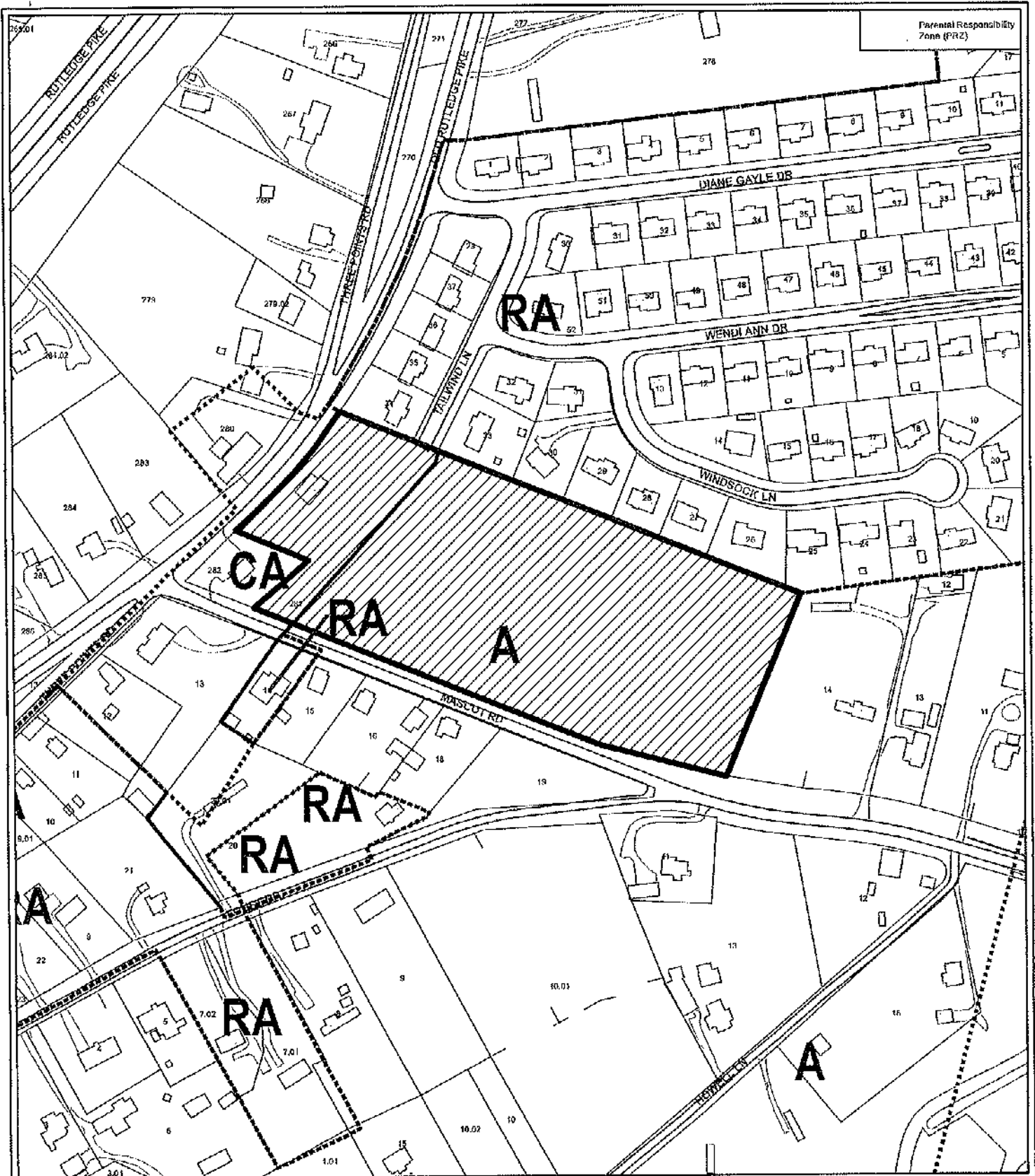
West: Single family residential - CA (General Business)

NEIGHBORHOOD CONTEXT: The area is primarily a mix of single family residential and rural residential uses.

STAFF RECOMMENDATION:

▶ RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 4 du/ac. (Applicant requested 5 du/ac)

Staff recommends approval of the requested PR (Planned Residential) zoning up to 4 du/ac, which is inline with the sector plan land use classification of LDR (Low Density Residential) for this property. (Applicant requested 5 du/ac)



**6-Q-19-RZ
REZONING**

Petitioner: Masana Investments, LLC

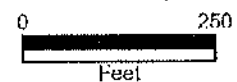


From: CA (General Business) / A (Agricultural)

To: PR (Planned Residential)

Map No: 41

Jurisdiction: County



Original Print Date: 5/16/2019

Revised:

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

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-Q-19-RZ Related File Number:
Application Filed: 5/2/2019 Date of Revision:
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: East side of Old Rutledge Pike, North side of Mascot Road
Other Parcel Info.:
Tax ID Number: 41 281 Jurisdiction: County
Size of Tract: 10.09 acres
Accessibility: Access is via Old Rutledge Pike, a minor collector, with a pavement width of 23' feet within a right-of-way width of 60' feet. Access is also via Mascot Road, a minor collector with a pavement width of 19.6' feet within a right-of-way width of 60' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential / Vacant
Surrounding Land Use:
Proposed Use: Residential development Density: 1-5 du/ac
Sector Plan: Northeast County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is primarily a mix of single family residential and rural residential uses.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8810 Old Rutledge Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Legislative Body: Knox County Commission

Date of Legislative Action: 7/22/2019

Ordinance Number:

Disposition of Case: Approved as Modified

If "Other":

Amendments:

Approve PR at density up to 4.7 du/ac

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance:

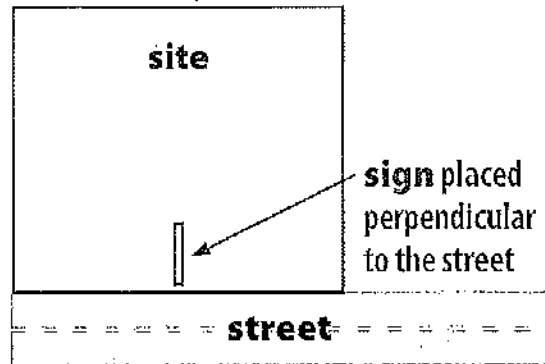
REQUIRED SIGN POSTING AGREEMENT

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:

Aug 28th (Wed) and Sept 13th (Fri)
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: [Handwritten Signature]

Printed Name: Mesana Investments

Phone: _____ Email: _____

Date: 7/29/19

MPC File Number: 9-5B/19-C / 9-I-19-WR