



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 4-SA-20-C **AGENDA ITEM #:** 22  
4-A-20-UR **AGENDA DATE:** 4/9/2020

▶ **SUBDIVISION:** SOUTH GALLAHER VIEW S/D

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

OWNER(S): Jeffrey & Sandra Sexton

TAX IDENTIFICATION: 133 03101 & 03102

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 861 S. Gallaher View Rd.

▶ **LOCATION:** North of Westland Dr., west of S. Gallaher View Rd., east of Lawnpark Dr.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 6.17 acres

▶ **ZONING:** PR - pending

▶ **EXISTING LAND USE:** Residential & vacant land

▶ **PROPOSED USE:** Detached residential lots

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural) & PR (Planned Residential)  
South: Railroad & Residences - A (Agricultural) & PR (Planned Residential)  
East: Utility & Residences - A (Agricultural) & PR (Planned Residential)  
West: Residences - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 21

SURVEYOR/ENGINEER: Fulghum MacIndoe & Associates, Inc.

ACCESSIBILITY: Access is via S. Gallaher View Rd., a local street with approximately 18 ft pavement width within a 50 ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING:**

1. Increase the maximum road grade at the intersection of Road "A" with S Gallaher View Road from 1% to 2%.

## STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 9 conditions:**

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in

Knox County (Ord. 91-1-102).

4. Meeting all applicable requirements of Knox County Fire Marshal's office.
5. Installation of the striping detail at the intersection of S Gallaher View Rd and Lawnpark Drive in accordance with the requirement of Knox County Department of Engineering and Public Works.
6. Establishing an access easement from Road "A" to the detention area for any maintenance required.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all the stormwater/drainage facilities.
8. Ensuring the sight distance across lot 17 is maintained at 200 ft (centerline-to-centerline) from the given sight distance easement on the development plan.
9. 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 request for up to 21 detached dwellings on individual lots, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Approval of the rezoning of the property by Knox County Commission to PR at a density that allows the proposed subdivision.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a concept plan and use-on-review.

**COMMENTS:**

The applicant is proposing to subdivide this 6.17-acre tract into 21 detached residential lots and common area at a density of 3.4 du/ac. This property which is pending rezoning to PR at a density of up to 5 du/ac (Low Density Residential) is located on the north side of the railroad tracks that parallel Westland Drive just west of S. Gallaher View Road. The proposed subdivision is at the end of a local street. The proposed subdivision will be served by a public street with access out to the unclassified section on S. Gallaher View Road.

The Planning Commission recommended approval of the rezoning to PR at a density up to 5 du/ac at their meeting on March 12, 2020. The Knox County Commission will consider the rezoning request at their meeting on April 27, 2020.

**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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 3.4 du/ac is consistent in use and density (up to 5 du/ac) with the pending rezoning. There are several developments in the area that are zoned and developed at similar densities.

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

1. The proposed 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 development has access out to a major collector street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 3.4 du/ac, the proposed subdivision is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 247 (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.

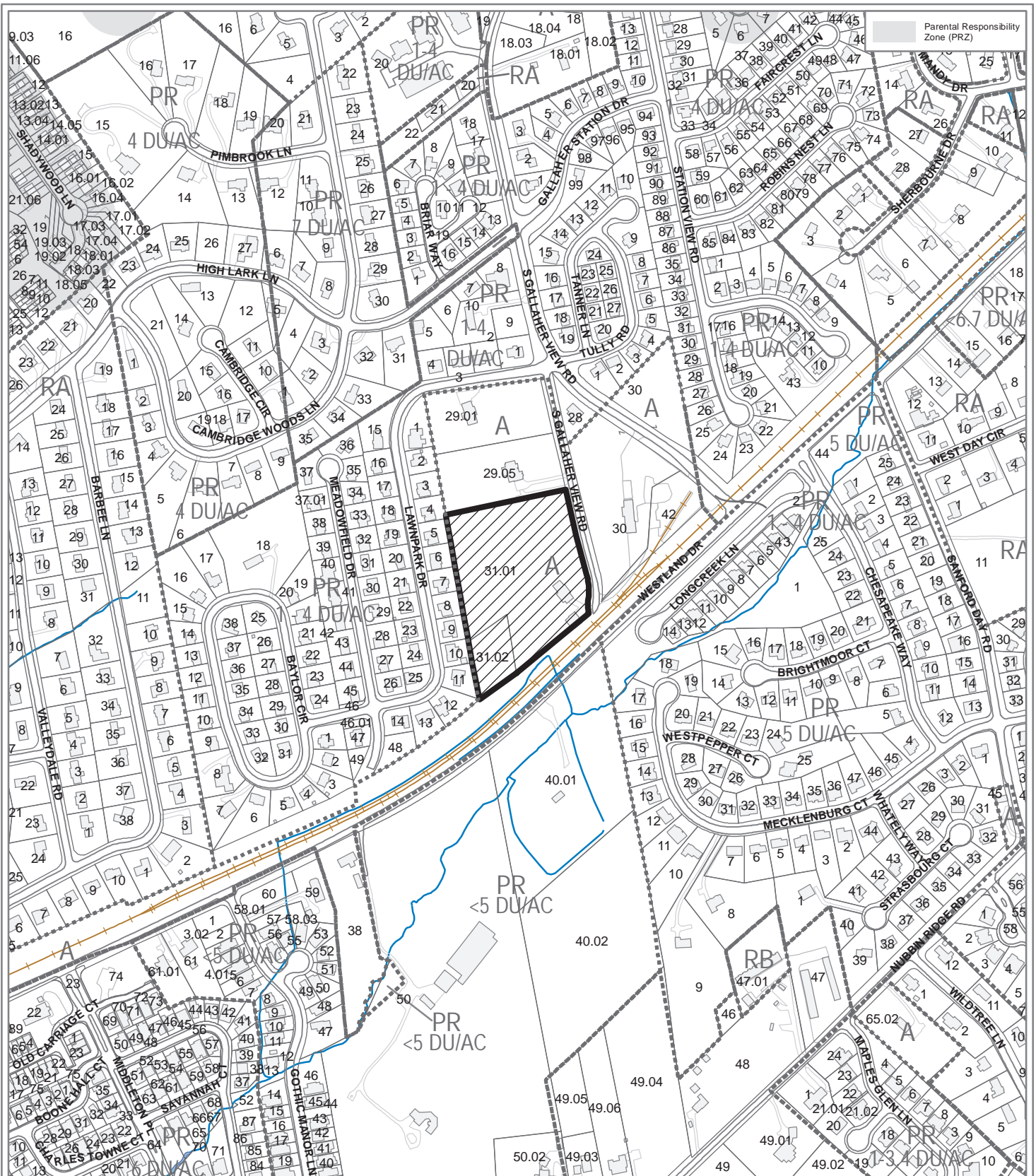
ESTIMATED STUDENT YIELD: 9 (public school children, grades K-12)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden 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.



**4-A-20-UR / 4-SA-20-C**  
**CONCEPT PLAN/USE ON REVIEW**



Undefined in PR - pending

Petitioner: Mesana Investments, LLC  
 Undefined

Map No: 133

Jurisdiction: County

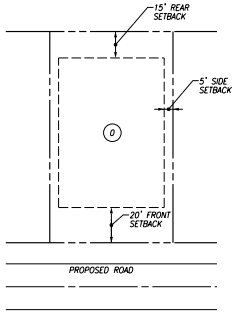
Original Print Date: 3/16/2020

Revised:

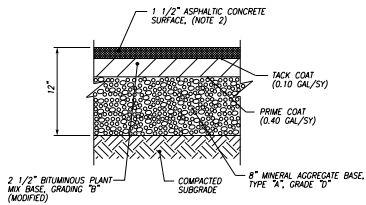
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



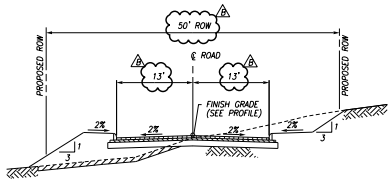




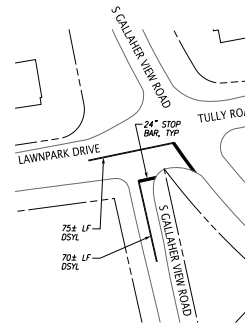
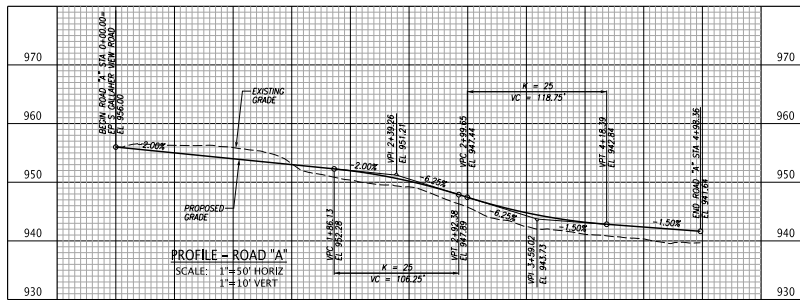
1  
C1  
TYPICAL INTERIOR LOT  
NTS



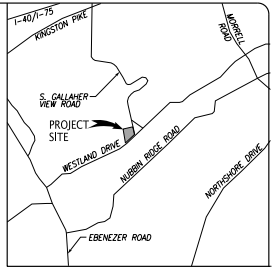
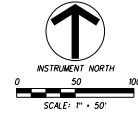
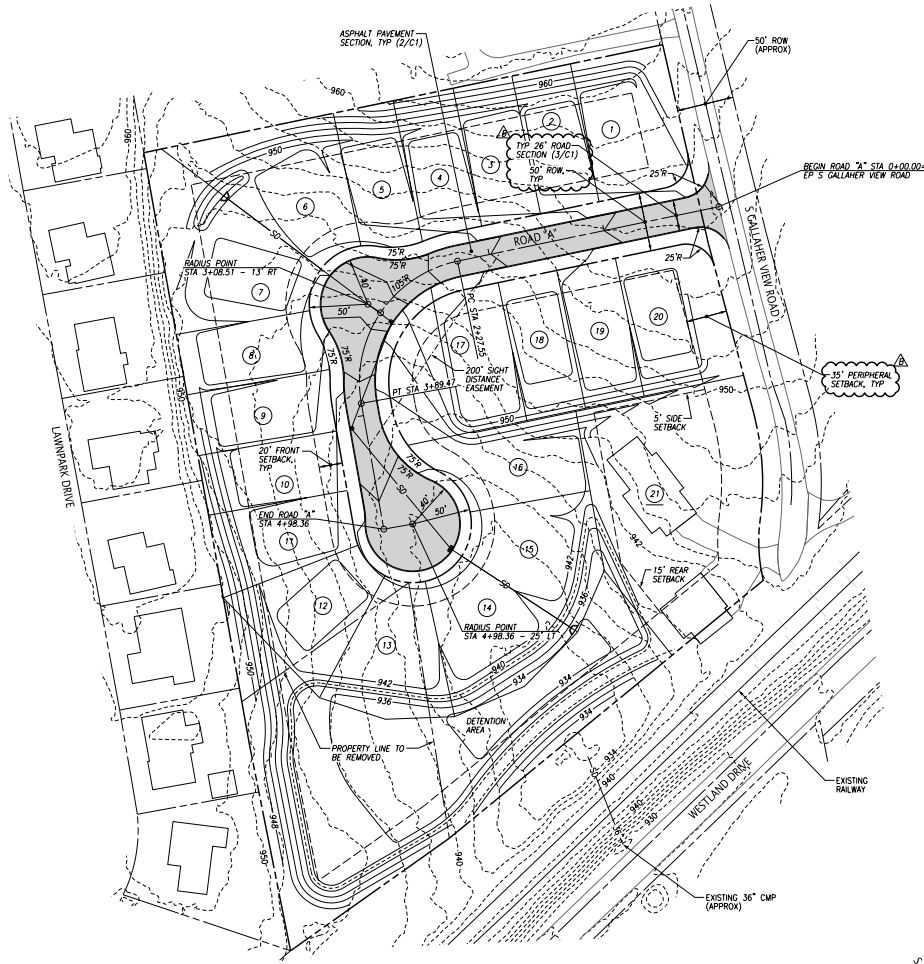
2  
C1  
ASPHALT PAVEMENT SECTION  
NTS



3  
C1  
TYPICAL 22' ROAD SECTION  
NTS



4  
C1  
CONCEPT STRIPING DETAIL  
NTS



LOCATION MAP  
(NOT TO SCALE)

- GENERAL NOTES:**
1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM REFS. EXISTING CONTOURS ARE AT 2-FT. INTERVALS.
  2. PROPERTY CONCERNED REFLECTS PARCELS 123 03101 & 133 03102 AS SHOWN IN KNOX COUNTY CLT MAP 133. ZONING FOR THE PROPERTY IS A AGRICULTURAL ZONE. PROPOSED ZONING FOR THE PROPERTY IS R1R, PLANNED RESIDENTIAL ZONE. TOTAL AREA = 6.174 AC.
  3. OWNER: JEFFERY & SANDRA SEXTON, 861 S CALLAHAN VIEW ROAD, KNOXVILLE, TN 37919
  4. BUILDING SETBACKS ARE 20-FT IN FRONT, 5-FT ON SIDE AND 15-FT IN REAR. PERIPHERAL SETBACK IS 35-FT.
  5. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
  6. 10" UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5/0 PERMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
  7. PROPOSED IMPROVEMENTS INCLUDE 26" WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
  8. PROPOSED DENSITY IS 21 DU/6.17 AC. = 3.4 DU/AC.
  9. PLANNING COMMISSION FILE NUMBER: 4-24-20-C/A-A-20-UR.

**ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING:**

1. INCREASE MAXIMUM ROAD GRADE AT INTERSECTION FROM 1.00% TO 2.00% FOR ROAD "A" AT S CALLAHAN VIEW RD.

**UTILITY OWNERS:**

- WATER & SEWER**  
FIRST UTILITY DISTRICT (FUD)  
122 OAKWOOD ROAD  
KNOXVILLE, TN 37922  
CONTACT: MR. TROY WEDKIND  
OFFICE PHONE: 865.772.2504
- ELECTRIC**  
LENOIR CITY UTILITY BOARD (LCUB)  
P.O. BOX 449  
LENOIR CITY, TN 37711  
CONTACT: MR. MITCH LEDBETTER  
OFFICE PHONE: 865.988.0707
- GAS**  
KNOXVILLE UTILITIES BOARD (KUB)  
P.O. BOX 59017  
KNOXVILLE, TN 37950-9017  
CONTACT: MR. CHRIS MCCORMACK  
OFFICE PHONE: 865.558.2123
- TELEPHONE**  
AT&T  
9323 PARKSIDE DRIVE  
KNOXVILLE, TN 37922  
CONTACT: MS. WICKIE DANGLEY  
OFFICE PHONE: 865.539.8571

**ENGINEERING CERTIFICATION:**

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: **WILLIAM C. FULGHUM, JR., P.E.**  
TENNESSEE CERTIFICATE NO. 0102940

**LEGEND:**

- PROPOSED ASPHALT PAVEMENT
- PROPOSED LOT NUMBER
- PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- BUILDING SETBACK
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SD PROPOSED STORM DRAIN
- DSWL PROPOSED SLOPE DRAIN
- DSWL (1/1C) DOUBLE SOLID YELLOW LINE
- DSWL (1/1C) TYP DETAIL REF (DETAIL NO./SHT NO)

**FULGHUM**  
**MACINDOE**  
ASSOCIATES, INC.

10330 HARDEN VALLEY ROAD  
SUITE 201  
KNOXVILLE, TN 37932  
OFFICE: 865.606.6419  
FAX: 865.606.6448  
www.fulghummacindoe.com

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**SOUTH CALLAHAN  
VIEW SUBDIVISION**  
861 SOUTH CALLAHAN VIEW ROAD  
KNOXVILLE, TENNESSEE 37919

**MESANA INVESTMENTS, LLC**  
P.O. BOX 1116  
KNOXVILLE, TN 37939  
CONTACT: MR. SCOTT DAVIS  
TELEPHONE NO.: 865.693.3356  
EMAIL: svd44@gmail.com

**CONCEPT PLAN**

DESIGNED BY	JCM	DATE	
CHECKED BY	JCM	DATE	
PROJECT NO.	525.017	DATE	02/19/20
ISSUED FOR	REV PER PLANNING/ENGINEERING COMMENTS	ISSUED CONCEPT PLAN	02/19/20
NO.		REVISION/ISSUE	

Project: 525.017  
Date: 02/19/20  
Scale: 1"=50'

File Path: \\mesana\mesana\4471\proj\mesa\1525152517\1525152517\1525152517.dwg  
Plot Date: 2/19/2020

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# DEVELOPMENT REQUEST



## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

Mesana Investments, LLC

Option Holder

Applicant Name

Affiliation

2/20/20  
Date Filed

April 9, 2020

Meeting Date (if applicable)

4-SA-20-C

File Numbers(s)

4-A 20-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

Scott Davis

Mesana Investments, LLC

Name

Company

P.O. Box 11315 Knoxville, TN 37939

Knoxville

TN

37939

Address

City

State

Zip

(865) 693-3356

swd444@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Jeffrey & Sandra Sexton

861 S Gallaher View Road 37919

Owner Name (if different)

Owner Address

Owner Phone

861 S Gallaher View Road 37919

133 03101 & 03102

Property Address

Parcel ID

North of Westland Dr, West of S Gallaher View Rd, East of Lawnpark Drive

5.75 AC & 0.42 AC

6.17

General Location

Tract Size

W6

A (PR Proposed)

Jurisdiction (specify district above)

- City
- County

Zoning District

Southwest County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

RR & AgForVac

N

FUD

FUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider





# VARIANCES REQUESTED



1. Reduce cul-de-sac ROW radius from 50-ft to 40-ft

Justify variance by indicating hardship: Site topography, detention requirements, and existing home

2. Reduce cul-de-sac pavement radius from 40-ft to 30-ft

Justify variance by indicating hardship: Site topography, detention requirements, and existing home

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: \_\_\_\_\_

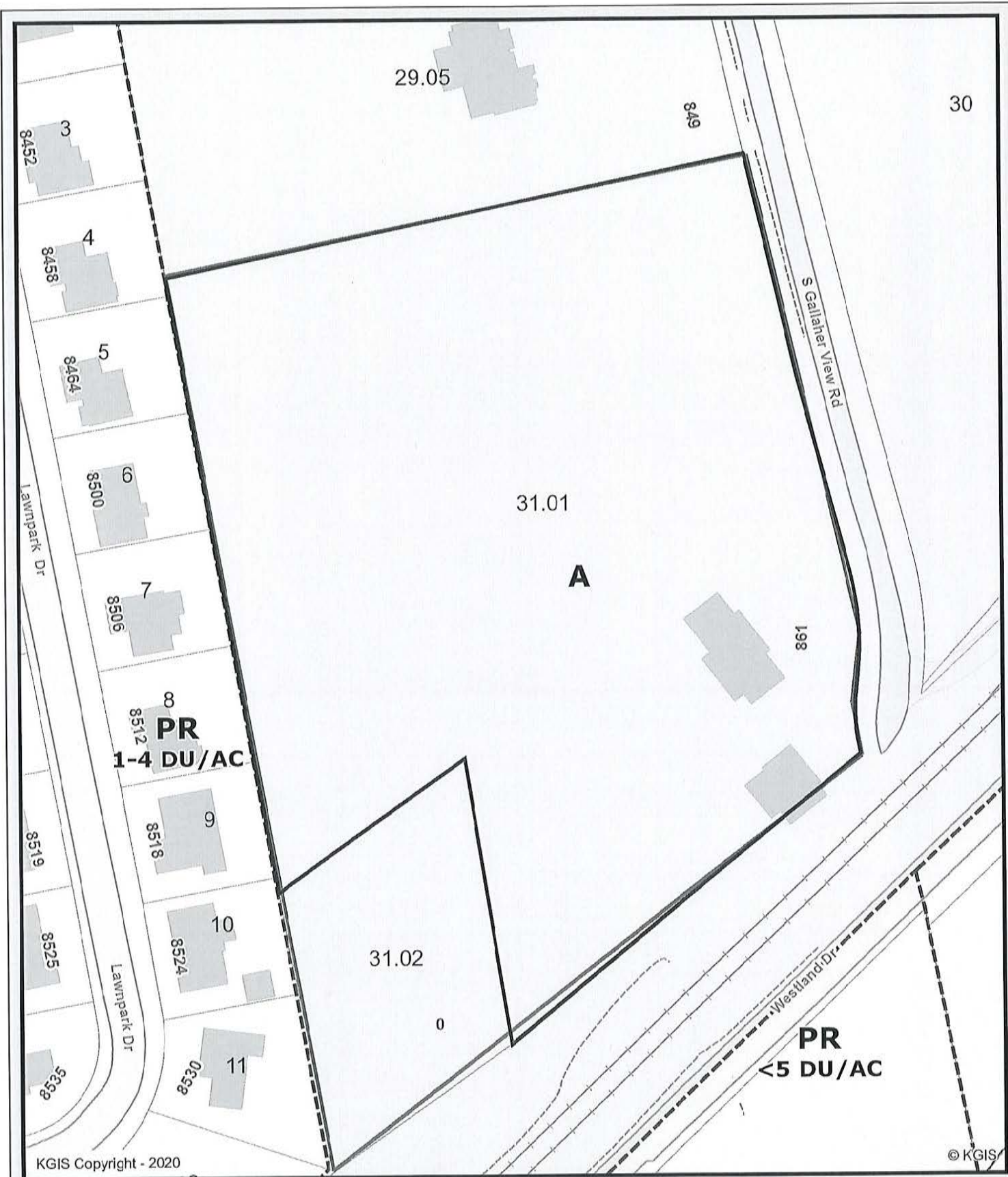
I certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

Signature

02/19/20

Date

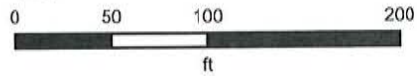




Letter Portrait

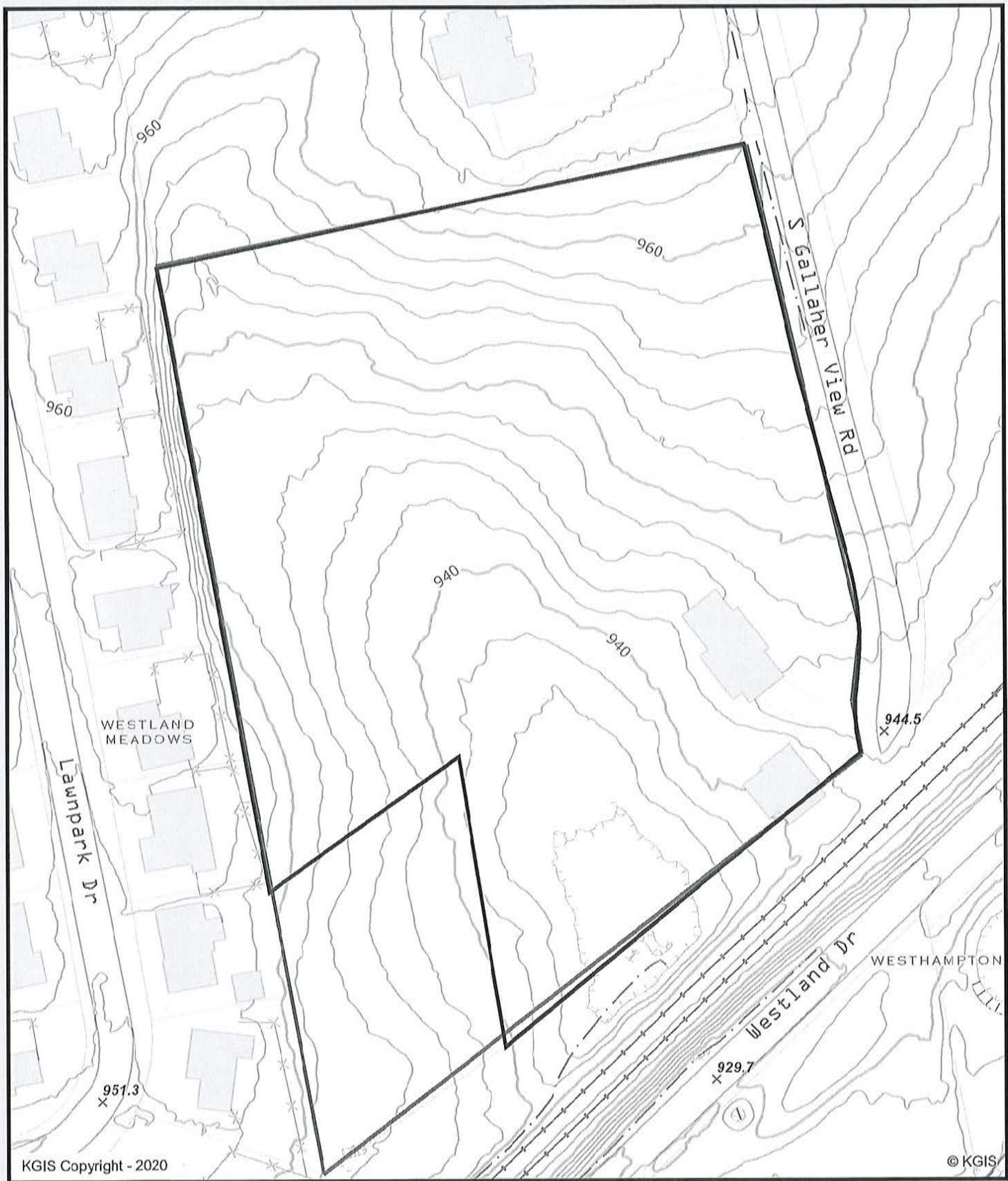


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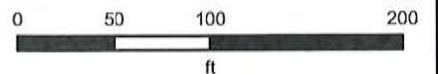


### Letter Portrait

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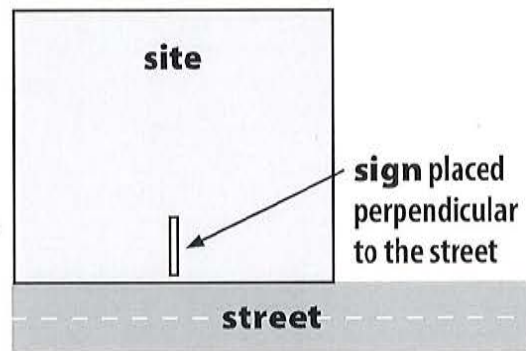
## REQUIRED SIGN POSTING AGREEMENT

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

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.




### TIMING

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

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

3/25/20 and 4/10/20  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: CARTER McCAUL

Phone: 865-690-6419 Email: MCCAUL@FULGHUMMACINDOE.COM

Date: 2/20/20

File Number: 4-SA-20-C, 4-A-20-DR