



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 8-SB-20-C **AGENDA ITEM #:** 24
8-D-20-UR **AGENDA DATE:** 8/13/2020

▶ **SUBDIVISION:** BLUEGRASS ROAD SUBDIVISION

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

OWNER(S): Orville & Bonnie Biggs, Daniel & Lisa Green & John & Jennifer Little, &

TAX IDENTIFICATION: 144 11202 (PART OF) , 144 111, 11101, 114, 115, [View map on KGIS](#)
116, & 117 & 144NA003

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 , 9125, 9127, 9137, 9141, and 9145 Bluegrass Rd., 0 Coile Ln., & 1540 Pine Springs Rd.

▶ **LOCATION:** North of Bluegrass Rd. between Pine Springs Rd. & Sweet Amber Rd.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 22.2 acres

▶ **ZONING:** PR (Planned Residential) with up to 3.45 du/ac

▶ **EXISTING LAND USE:** Vacant land, telecommunication tower

▶ **PROPOSED USE:** Single family residential

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural) and RA (Low Density Residential)
South: Residences / PR (Planned Residential)
East: Residences / PR (Planned Residential) and A (Agricultural)
West: Residences / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 56

SURVEYOR/ENGINEER: William C., Jr. Fulghum

ACCESSIBILITY: Bluegrass Road is a minor collector with a pavement width of 20.1 feet within a right-of-way width of 70 feet.

▶ **SUBDIVISION VARIANCES REQUIRED:** ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 145-FT BETWEEN STA 0+ 1.97 AND STA 0+97.59 ALONG ROAD "A".
2. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 145-FT BETWEEN STA 2+49.67 AND STA 3+52.46 ALONG ROAD "A".
3. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 230-FT BETWEEN STA 4+03.07 AND STA 4+66.95 ALONG ROAD "A".

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY

ENGINEERING APPROVAL:

1. INCREASE MAXIMUM INTERSECTION APPROACH GRADE FROM 1 % TO 2% BETWEEN STA 10+ 19.71 AND STA 13+08.51 ALONG ROAD "A".
2. INCREASE MAXIMUM INTERSECTION APPROACH GRADE FROM 1 % TO 2.5% BETWEEN STA 0+ 13.00 AND STA 2+00.00 ALONG ROAD "B".
3. REDUCE RIGHT-OF-WAY WIDTH FROM 50-FT TO 40-FT ALONG ROAD "A" FROM BLUEGRASS ROAD TO JUST BEFORE LOT 1 (STA 3+52.46).
4. REDUCE PAVEMENT WIDTH FROM 26-FT TO 22-FT ALONG ROAD "A" FROM BLUEGRASS ROAD TO JUST BEFORE LOT 1 (STA 3+52.46).

STAFF RECOMMENDATION:

- **APPROVE** variances 1-3 and alternative design standards 1-4 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
 - 2) Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 - 3) If determined feasible by the Knox County Department of Engineering and Public Works during the design plan phase, removing access to Road 'A' for parcels 144-111 (9125 Bluegrass Road) and 144-110 (9119 Bluegrass Road) if these lots retain driveway access to Bluegrass Road.
 - 4) Approval of the "eyebrow" designs on Road 'B' and Road 'C' that provides access for lots 11-13 and 32-34 by the Knox County Department of Engineering and Public Works during the design plan phase.
 - 5) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
 - 6) Placing a note on the final plat that lot 39 will have access to Road 'C' only, as provided on the Concept Plan.
 - 7) Providing a stream determination to Knox County Engineering and Public Works that documents that the blue line stream shown on the USGS maps is not a stream. If it is determined to be a stream, the appropriate buffers must be provided. The general location of the blue line stream is the common area along Bluegrass Road and extends north across the site along Road 'A' to Road 'B' and crosses the property boundary at Lot 12.
 - 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.
 - 9) Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.
- **APPROVE the development plan for up to 56 detached residential lots, 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 in the PR District, and the other criteria for approval of a use on review.

COMMENTS:

This proposal is for the construction of 56 detached houses on 22.2 acres. The subdivision will have roads that are 26' wide with 50' right-of-way with the exception of being 22' wide with a 40' right-of-way for the first part of Road 'A', from the Bluegrass Road intersection to just before Lot 1. The property is zoned PR up to 3.45 du/ac and the proposed density is 2.52 du/ac.

The proposed common open space but no specified amenities that are to be provided for the development. The large open space of the west of Road 'A' and south of Road 'B' contains an existing telecommunication tower and proposed detention pond.

There are two existing properties along Bluegrass Road that have driveway access through the triangular

shaped property at the entrance of this subdivision. The existing shared driveway connects directly to Bluegrass Road immediately to the east of the lots and the driveway also continues to the west where the driveway turns to the south, back to Bluegrass Road and also north into the portion of the site where lots are proposed. The Concept Plan shows the shared driveway for these two lots connecting to both Bluegrass Road and Road 'A'. Staff has requested that this shared driveway only have access to one of the roads. The applicant has stated he cannot restrict access to either of these roads. There is a recommended condition that this be reviewed further during the design plan stage but it does not rule out the possibility of the shared driveway connecting to both streets.

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

- 1) Public utilities are available to serve this site.
- 2) The intersection of the new road access to Bluegrass Road can obtain the necessary sight distance as required by the subdivision regulations.
- 3) The proposed lot sizes in the proposed subdivision are smaller than those in nearby subdivisions that were developed in the RA and PR zones, however, they are not drastically different and the dwelling types will be the same (detached residential). The applicant is also not requesting to reduce the 35' peripheral setback.

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

- 1) With the stated conditions, the detached residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2) The proposed development 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 significant additional traffic through residential areas.

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 2.52 du/ac, the development 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: 610 (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.

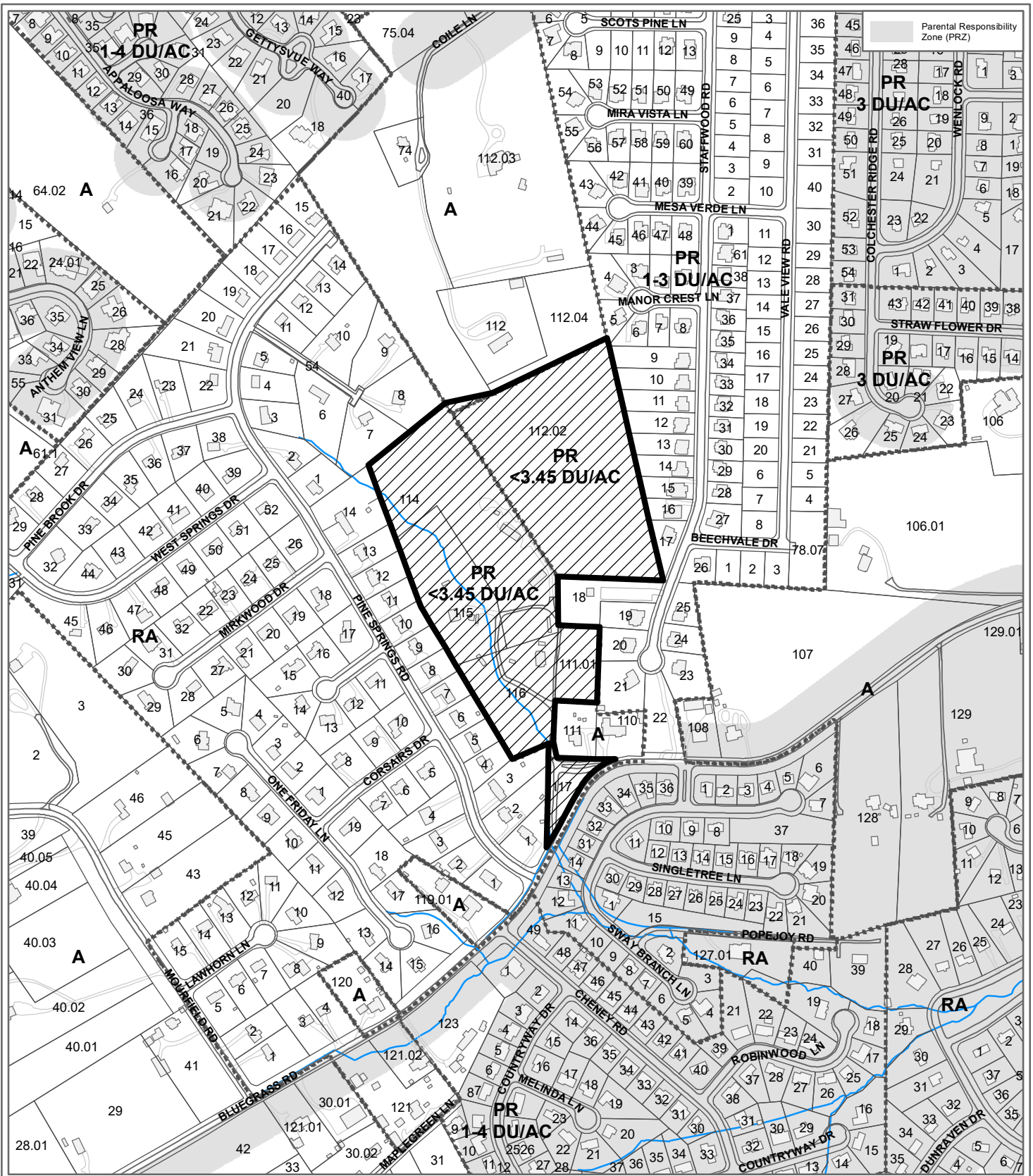
ESTIMATED STUDENT YIELD: 23 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

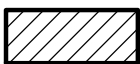
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**8-SB-20-C / 8-D-20-UR
CONCEPT PLAN/USE ON REVIEW**



Single family residential in PR (Planned Residential)

Petitioner: Mesana Investments, LLC
Bluegrass Road Subdivision

Map No: 144

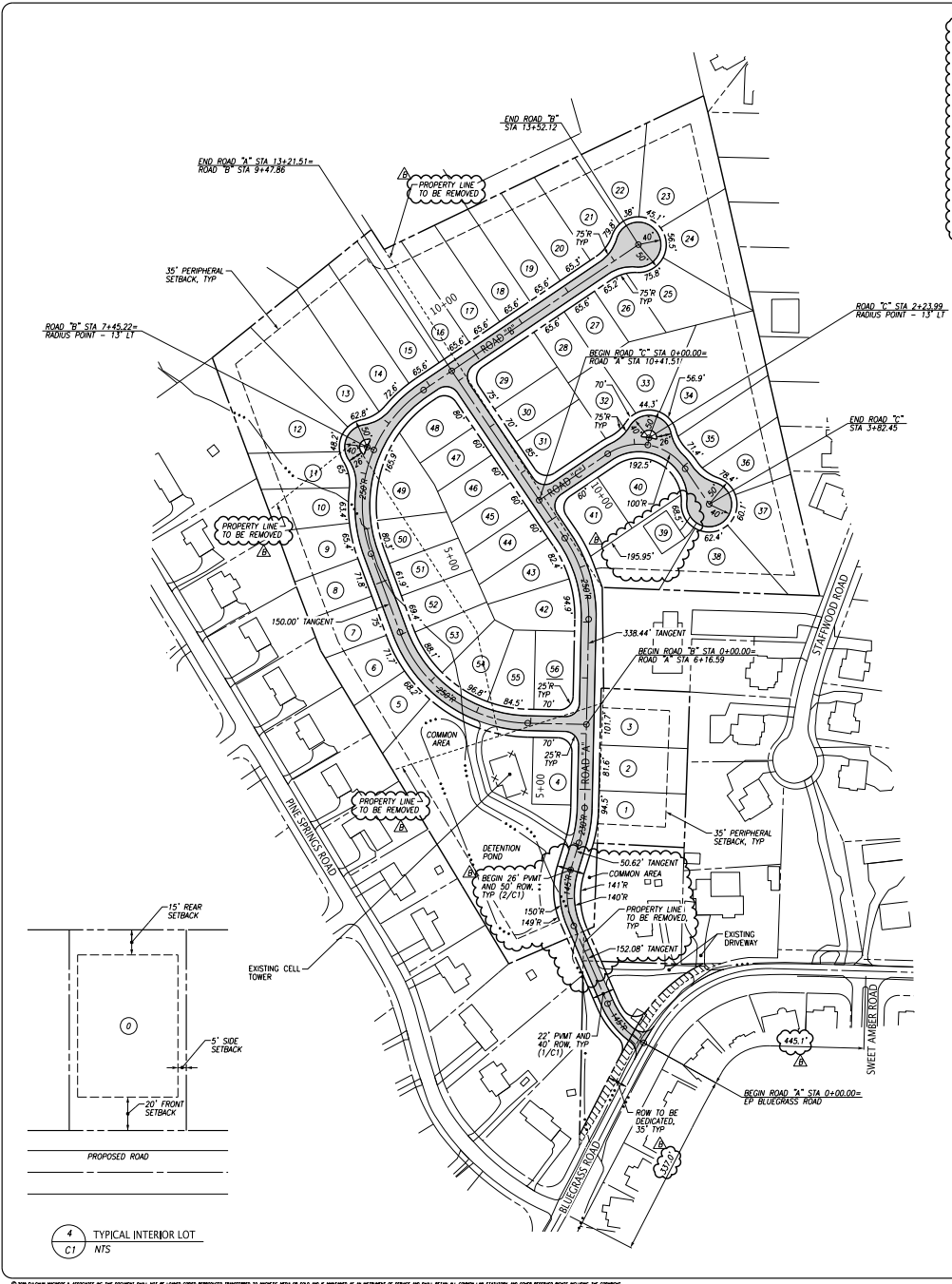
Jurisdiction: County



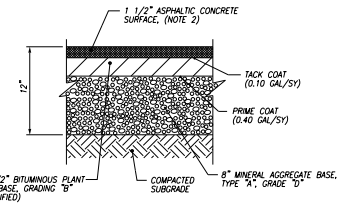
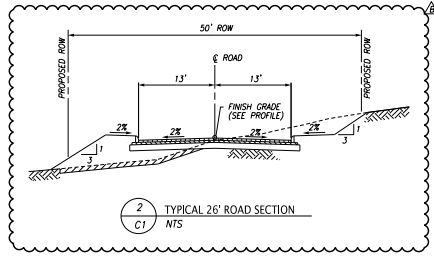
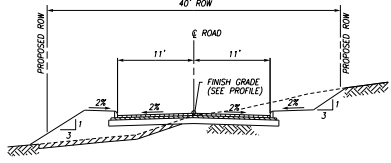
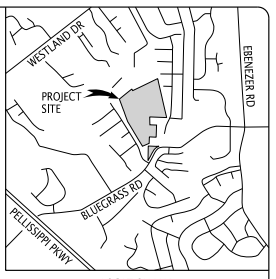
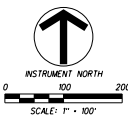
Original Print Date: 7/21/2020

Revised:

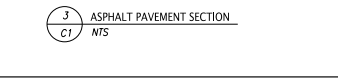
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



- ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:**
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 4. REDUCE PAVEMENT WIDTH FROM 26'-FT TO 22'-FT ALONG ROAD "A" FROM BLUEGRASS ROAD TO JUST BEFORE LOT 1 (STA 3+52.46).



- NOTES:**
1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE MATERIAL PAVEMENT SPECIFICATIONS.
 2. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE GRADE "C" MIX FOR ROADS WITH A SLOPE LESS THAN OR EQUAL TO 10%; FOR SLOPES GREATER, USE GRADE "D" MIX.



GENERAL NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM HIGHS EXISTING CONTOURS ARE AT 2'-FT INTERVALS.
2. PROPERTY CONCERNED REFLECTS PARCELS 111.01, 114, 115, 116, 117, AND A PORTION OF 112.02 AS SHOWN. IN KNOX COUNTY LOT 144, JOINING FOR THE PROPERTY IS PRE-PLANNED RESIDENTIAL DISTRICT. TOTAL AREA = 22.24 AC.
 OWNERS: ORVILLE L. & BONNIE K BIGGS
 9130 BLUEGRASS RD
 KNOXVILLE, TN 37934
 DANIEL M. & LISA D. GREEN
 JOHN P. & JENNIFER J. LITTLE
 1123 COLE LANE
 KNOXVILLE, TN 37922
3. BUILDING SETBACKS ARE 30'-FT IN FRONT, 5'-FT ON SIDE AND 15'-FT IN REAR. PERIPHERAL SETBACK IS 35'-FT.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
6. PROPOSED IMPROVEMENTS INCLUDE 32" WIDE PUBLIC ROAD, EXTENDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
7. PROPOSED DENSITY IS 56 DU/22.2 AC. = 2.52 DU/AC.

UTILITY OWNERS:

- WATER & SEWER**
 FIRST UTILITY DISTRICT (FUD)
 122 DURWOOD ROAD
 KNOXVILLE, TN 37922
 CONTACT: MR. TROY MEEKINS
 OFFICE PHONE: 865.777.2954
- ELECTRIC**
 LENOIR CITY UTILITY BOARD (LCUB)
 P.O. BOX 449
 LENOIR CITY, TN 37771
 CONTACT: MR. MITCH LEDBETTER
 OFFICE PHONE: 865.988.0707
- GAS**
 KNOXVILLE UTILITIES BOARD (KUB)
 P.O. BOX 90017
 KNOXVILLE, TN 37950-9017
 CONTACT: MR. CHRIS MCCORMACK
 OFFICE PHONE: 865.558.2123
- TELEPHONE**
 AT&T
 9333 PARKSIDE DRIVE
 KNOXVILLE, TN 37922
 CONTACT: MS. VICKIE DAILY
 OFFICE PHONE: 865.539.6571

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 REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: J. CARTER MCCALL, P.E.
 TENNESSEE CERTIFICATE NO. 120322

8-SB-20-C / 8-D-20-UR
 Revised: 7/28/2020

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED LOT NUMBER
- PROPERTY/ROW LINE
- ADJOINING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- BUILDING SETBACK
- DETAIL REF (DETAIL NO./SHT NO)
- TYPICAL

FULGHUM
MACINDOE
 ASSOCIATES, INC.

10330 HAREN VALLEY ROAD
 SUITE 201
 KNOXVILLE, TN 37932
 OFFICE: 865.690.6419
 FAX: 865.690.6418
 www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

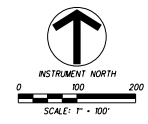
BLUEGRASS ROAD SUBDIVISION
 9145 BLUEGRASS ROAD
 KNOXVILLE, TENNESSEE 37922

MESANA INVESTMENTS, LLC
 P.O. BOX 1117
 KNOXVILLE, TN 37909
 CONTACT: MR. SCOTT DAVIS
 TELEPHONE NO.: 865.693.3316
 EMAIL: swd444@gmail.com

CONCEPT PLAN

REV. NO.	ISSUED BY	DATE	DESCRIPTION
0	JCM	07/28/20	REVISED PER PLANNING STAFF COMMENTS
1	MCF	06/29/20	ISSUED CONCEPT PLAN
2	JCM	06/29/20	Revision/Issue

Project: 525.018
 Date: 06/29/20
 Scale: 1"=100'



FULGHUM
MACINDOE
 ASSOCIATES, INC.
 10330 HARDEN VALLEY ROAD
 SUITE 200
 KNOXVILLE, TN 37932
 OFFICE: 865.690.6419
 FAX: 865.690.6449
 www.fulghummacindoe.com

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

BLUEGRASS ROAD SUBDIVISION
 93145 BLUEGRASS ROAD
 KNOXVILLE, TENNESSEE 37922

MESANA INVESTMENTS, LLC
 P.O. BOX 1110
 KNOXVILLE, TN 37939
 CONTACT: MR. SCOTT DAVIS
 TELEPHONE NO.: 865.698.3356
 EMAIL: swd444@gmail.com

CONCEPT GRADING PLAN

PROJ. NO.	DESIGNED BY	CHECKED BY	DATE	REVISION/ISSUE
525.018	JCM	JCM	07/28/20	REVISED PER PLANNING STAFF COMMENTS
			06/29/20	ISSUED CONCEPT PLAN
				Revision/Issue
				No.

Project Sheet
 Date 06/29/20
 Scale 1" = 100'
C2

LEGEND:

(0)	PROPOSED LOT NUMBER
----	PROPERTY/ROW LINE
- - - -	ADJOINING PROPERTY LINE
-----	PROPOSED ROAD CENTER LINE
-----	EXISTING CONTOUR
-----	PROPOSED CONTOUR
(1/1/C1)	DETAIL REF. (DETAIL NO./SHT NO)
TYP	TYPICAL



10330 HARDEN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6444
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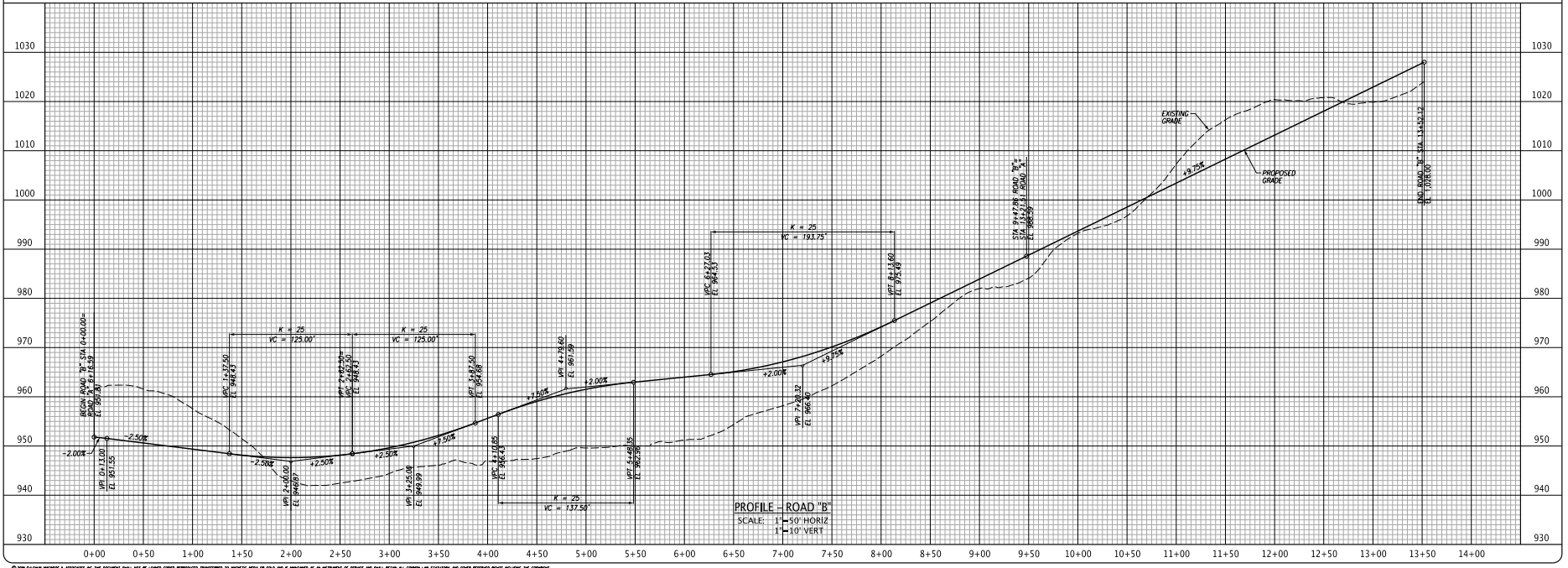
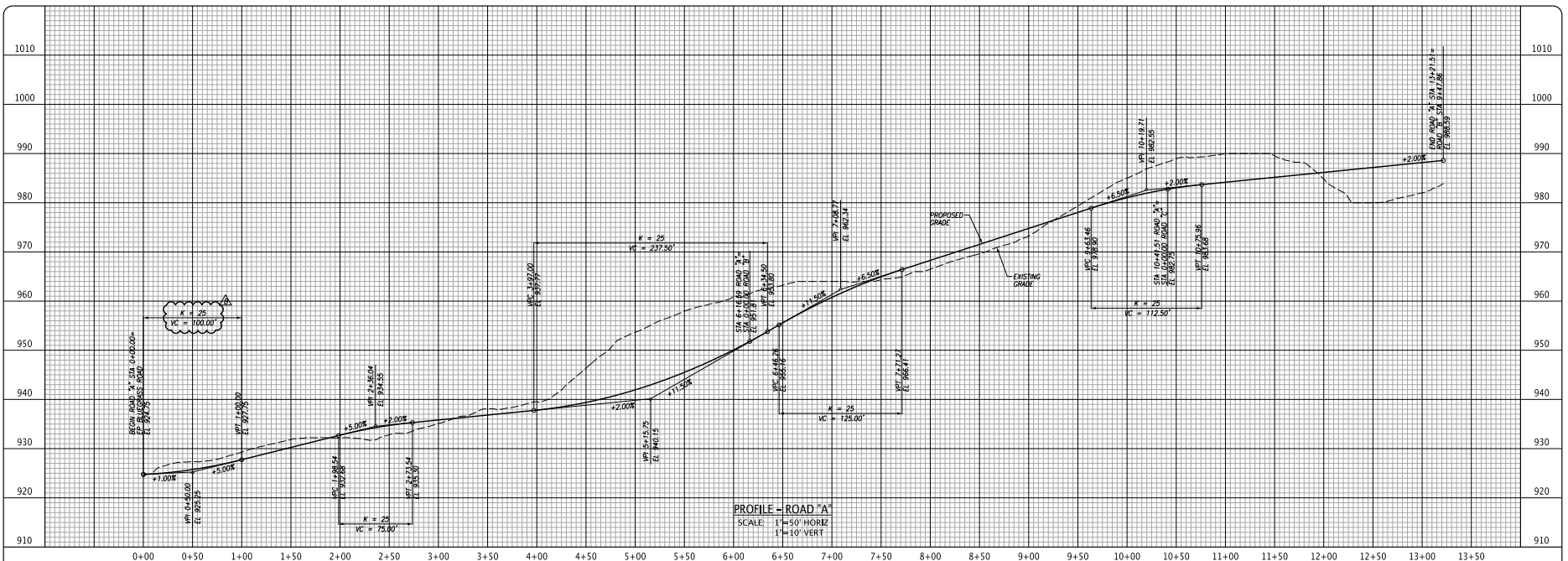
BLUEGRASS ROAD SUBDIVISION
9145 BLUEGRASS ROAD
KNOXVILLE, TENNESSEE 37922

MESANA INVESTMENTS, LLC
P.O. BOX 111
KNOXVILLE, TN 37939
CONTACT: MR. SCOTT DAVIS
TELEPHONE NO.: 865.693.3356
EMAIL: swd444@gmail.com

ROAD PROFILES

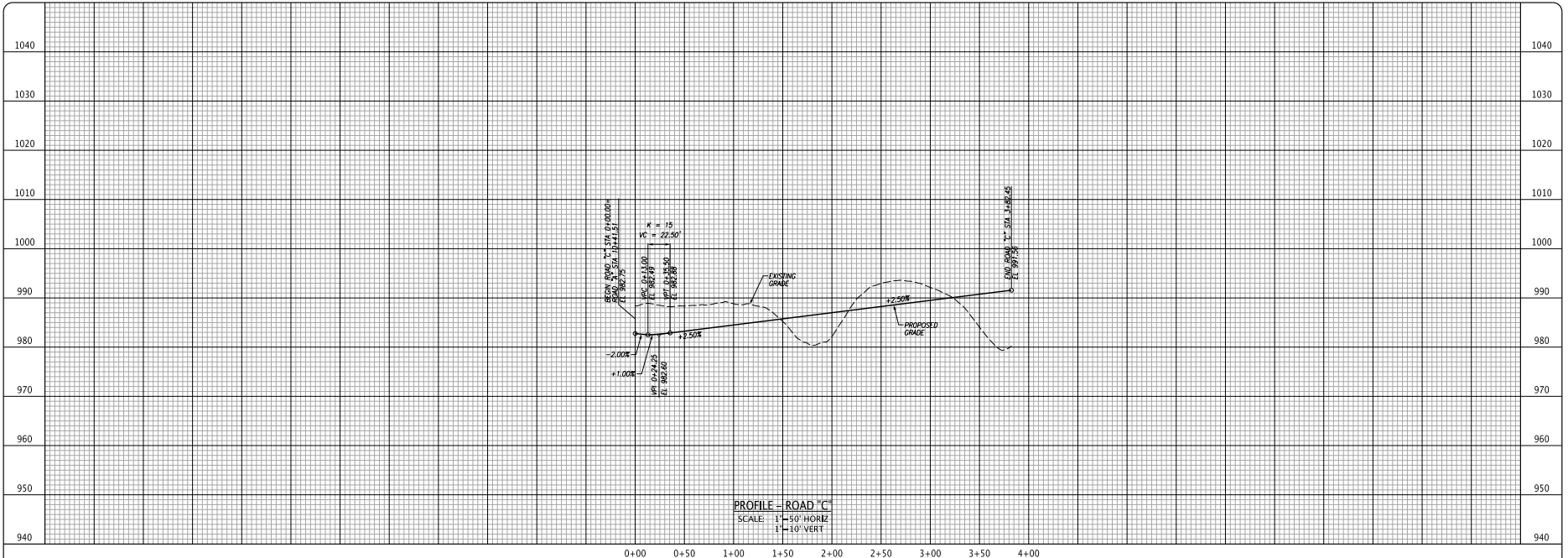
PROJECT NO.	525.018
DATE	06/29/20
SCALE	AS NOTED
ISSUED BY	JCM
DESIGNED BY	JCM
PROJ. MGR.	MCF
NO.	
REVISION/ISSUE	
DATE	

C3



File Name: I:\2020\525\018\Roads\Concept\525018001.dwg
 Plot Date: 7/29/2020

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BLUEGRASS ROAD SUBDIVISION
 9145 BLUEGRASS ROAD
 KNOXVILLE, TENNESSEE 37922

MESANA INVESTMENTS, LLC
 P.O. BOX 111
 KNOXVILLE, TN 37939
 CONTACT: MR. SCOTT DAVIS
 TELEPHONE NO.: 865.693.3356
 EMAIL: swd444@gmail.com

ROAD PROFILES

PROJ. NO.	ISSUED BY	DATE
	JCM	
REVISION	BY	DATE
1	JCM	07/29/20
2	JCM	06/29/20

Project: 525.018
 Sheet: C4
 Date: 06/29/20
 Scale: AS NOTED



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

August 13, 2020

Date Filed

Meeting Date (if applicable)

8-SB-20-C. / 8-D-20-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

Mesana Investments, LLC

Name

Company

P.O. Box 11315

Knoxville

TN

37939

Address

City

State

Zip

865.693.3356

swd444@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Daniel M & Lisa D Green / John P & Jennifer J Little (1123 Coile Ln, Knoxville, TN 37922)

Orville L & Bonnie K Biggs (9130 Bluegrass Rd, Knoxville, TN 37934)

Owner Name (if different)

Owner Address

Owner Phone

9125
9145, 9141, 9137, 9127 Bluegrass Rd / 0 Coile Ln

Portion of 144 112.02, 111 and 144NA003
144 117 / 144 116 / 144 111.01 / 144 115 / 144 114

Property Address

1540 Pine Springs Rd.

Parcel ID

N of Bluegrass Rd btw Pine Springs Rd and Sweet Amber Rd

22.2 total

General Location

Tract Size

W6

PR < 3.45 DU/AC

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

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): Single Family

Other (specify): _____

SUBDIVISION

Bluegrass Road Subdivision

n/a

Proposed Subdivision Name

Unit / Phase Number

Parcel Change

Combine Parcels Divide Parcel

Total Number of Lots Created: 56

Other (specify): _____

Attachments / Additional Requirements

ZONING

Zoning Change:

Proposed Zoning

Plan Amendment Change:

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify): _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

Design Plan Certification (*Final Plat only*)

Use on Review / Special Use (*Concept Plan only*)

Traffic Impact Study

FEE 1:

\$ 3520.00

TOTAL:

FEE 2:

\$ 3520.00

FEE 3:

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

Scott Davis

Please Print

6-24-2020

Date

Phone Number

(865) 806-8008

Email

swd444@gmail.com

Staff Signature

Thomas Brechko

Please Print

Thomas Brechko

6-29-2020

Date

VARIANCES REQUESTED



1. Reduce min horizontal curve radius from 250-ft to 145-ft between STA 0+1.97 and STA 0+97.59 along Road "A"

Justify variance by indicating hardship: Property constraints

2. Reduce min horizontal curve radius from 250-ft to 145-ft between STA 2+49.67 and STA 3+64.06 along Road "A"

Justify variance by indicating hardship: Property constraints

3. Reduce min horizontal curve radius from 250-ft to 100-ft between STA 4+14.70 and STA 4+48.58 along Road "A"

Justify variance by indicating hardship: Property constraints

4. Increase max intersection approach grade from 1% to 2% between STA 10+15.68 and STA 13+19.06 along Road "A"

Justify variance by indicating hardship: Site topography

5. Increase max intersection approach grade from 1% to 2.5% between STA 0+11.00 and STA 2+00.00 along Road "B"

Justify variance by indicating hardship: Site topography

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

6-24-2020
Date

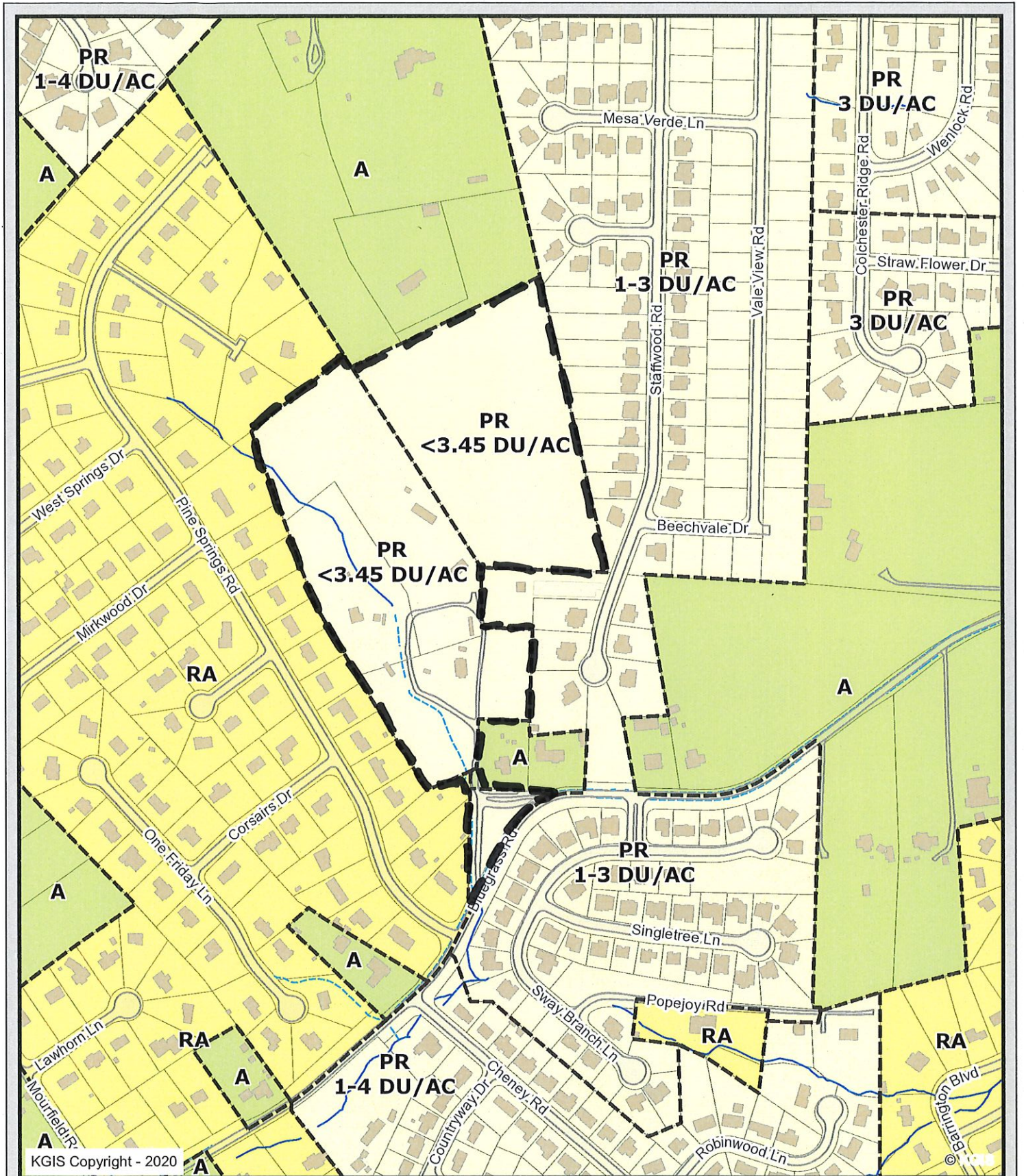


NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

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NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION
Orville L & Bonnie K Biggs		9130 Bluegrass Rd, Knoxville, TN 37934			X
Daniel M & Lisa D Green / John P & Jennifer J Little		1123 Coile Ln, Knoxville, TN 37922			X
Mesana Investments, LLC		P.O. Box 11315, Knoxville, TN 37939			X

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