



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 7-SD-20-C

**AGENDA ITEM #:** 22

7-D-20-UR

**AGENDA DATE:** 7/9/2020

► **SUBDIVISION:** NEALS LANDING

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

OWNER(S): Mesana Investments, LLC

**TAX IDENTIFICATION:** 61 PART OF 070 & 07001

[View map on KGIS](#)

**JURISDICTION:** County Commission District 8

**STREET ADDRESS:** 0 Neals Landing Rd.

► **LOCATION:** North of Asheville Highway, end of Neals Landing Rd and Vista View Ln.

**SECTOR PLAN:** East County

**GROWTH POLICY PLAN:** Urban Growth Area (Outside City Limits)

**WATERSHED:** Sinking East Creek

► **APPROXIMATE ACREAGE:** 25.1 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 - A (Agricultural)  
South: Residences (Neals Landing Unit 1 & 2) - PR (Planned Residential)  
East: Vacant land - RA (Low Density Residential) & A (Agricultural)  
West: Vacant land / PR (Planned Residential)

► **NUMBER OF LOTS:** 142

**SURVEYOR/ENGINEER:** Robert Campbell & Associates

**ACCESSIBILITY:** Access is via Neals Landing Rd., a local street with a 26' pavement width within a 50' right-of-way that provides access out to Asheville Hwy., a major arterial street.

► **SUBDIVISION VARIANCES REQUIRED:** VARIANCE REQUIRING PLANNING COMMISSION APPROVAL:

1) Reduction of the tangent length between reverse curves (C4 & C5) on Road C, from 50' to 19.88'.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1) Reduction of horizontal curve radius for Curve C6 on Road A, from 250' to 150'.

2) Reduction of horizontal curve radius for Curve C4 on Road C, from 250' to 100'.

3) Reduction of horizontal curve radius for Curve C5 on Road C, from

250' to 150'.

4) Reduction of horizontal curve radius for Curve C10 on Vista View Lane, from 250' to 127'.

**ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:**

1. The maximum grade at intersections was approved at up to three (3) percent as shown on the street profiles except that the maximum grade shall not exceed the cross-slope requirements of the Public Rights-of-Way Accessibility Guidelines (PROWAG) or 2010 ADA Standards as appropriate when a pedestrian crossing is proposed.

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**STAFF RECOMMENDATION:**

- **APPROVE variance 1 and alternative design standards 1-4 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance and alternative design standards will not create a traffic hazard.**

**APPROVE the Concept Plan subject to 10 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 (Ord 91-1-102).
3. Implementation of all recommended improvements identified in the Transportation Impact Study for Neals Landing, Unit III prepared by Ajax Engineering, dated September 21, 2018 as revised and approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), Knoxville Department of Engineering and Planning Commission staff.
4. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for the required intersection improvements on Asheville Hwy. as identified in the Transportation Impact Study (See condition 3 above.) The TDOT permits shall be obtained during the design plan stage of the development. The design details and timing of the installation of the improvements shall be worked out with TDOT during their review process. The applicant shall provide documentation from TDOT to Planning Commission and Knox County Department of Engineering and Public Works staff as to the time that the intersection improvements shall be completed.
5. The plan for the amenities area shall be provided to the Knox County Department of Engineering and Public Works and Planning Commission staff for review and approval during the design plan stage of the subdivision.
6. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) 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. As required by Knox County Ordinance, the sidewalks shall be maintained by the Homeowners Association.
7. Driveways on Lots 19, 81 and 98 shall not be located in the sight distance easements across those lots.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Work.
9. Prior to certification of the final plat for the first phase of the subdivision, establishing a homeowners association that will be responsible for the maintenance of the common areas, sidewalks, amenities and drainage system.
10. 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 141 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', 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 zone and the other criteria for approval of a Use on Review.

**COMMENTS:**

The applicant is proposing to subdivide this 25.1 acre parcel (approximately 37.5 acres including stormwater facilities that serve a larger area) into 141 detached residential lots and one lot for an existing commercial business on the site. This is a revision to previously approved Concept Plans for Neals Landing Subdivisions

that were approved by the Planning Commission on October 11, 2018 and August 8, 2019.

The proposed subdivision will be Unit 3 of the Neals Landing Subdivision. The first unit of the subdivision was recorded in 1998. There are 45 lots within the existing subdivision. With this proposed subdivision there will be a total of 186 residential lots. Access for the proposed subdivision will be from street extensions of both Neals Land Rd. and Vista View Ln. Neals Landing Rd, provides access out to Asheville Hwy. at a signalized intersection.

A Transportation Impact Study for Neals Landing, Unit III that was prepared by Ajax Engineering and dated September 21, 2018 (See attached Executive Summary) was reviewed and approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), Knoxville Department of Engineering and Planning Commission staff. One of the recommended improvements includes the lengthening of the existing eastbound left turn lane at the intersection of Asheville Highway and Neals Landing Road/Brakebill Road.

One of the general provisions for the PR zoning district is that it encourages open space for recreational use. Historically the Planning Commission has required amenity areas for any development with 150 or more lots. Sidewalks (which are not required) are being provided within this unit of the subdivision as an amenity. There are no amenity areas identified in this revised phase of the Subdivision but can be included in a future phase of the subdivision.

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

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available or will be extended to serve this site.
2. The proposed low density residential development at a density of 3.76 du/ac is compatible with the scale and intensity of the existing units of Neals Landing Subdivision.
3. The recommended turn lane improvements to the Asheville Hwy and Neals Landing intersection will address the traffic impact for this proposed development.

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

1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development will have access to an arterial street.
3. The proposed residential development at a density of 3.76 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 5 du/ac.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East County Sector Plan identifies this area for low density residential development. The proposed development at a density of 3.76 du/ac is consistent with the Sector Plan.
2. This site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

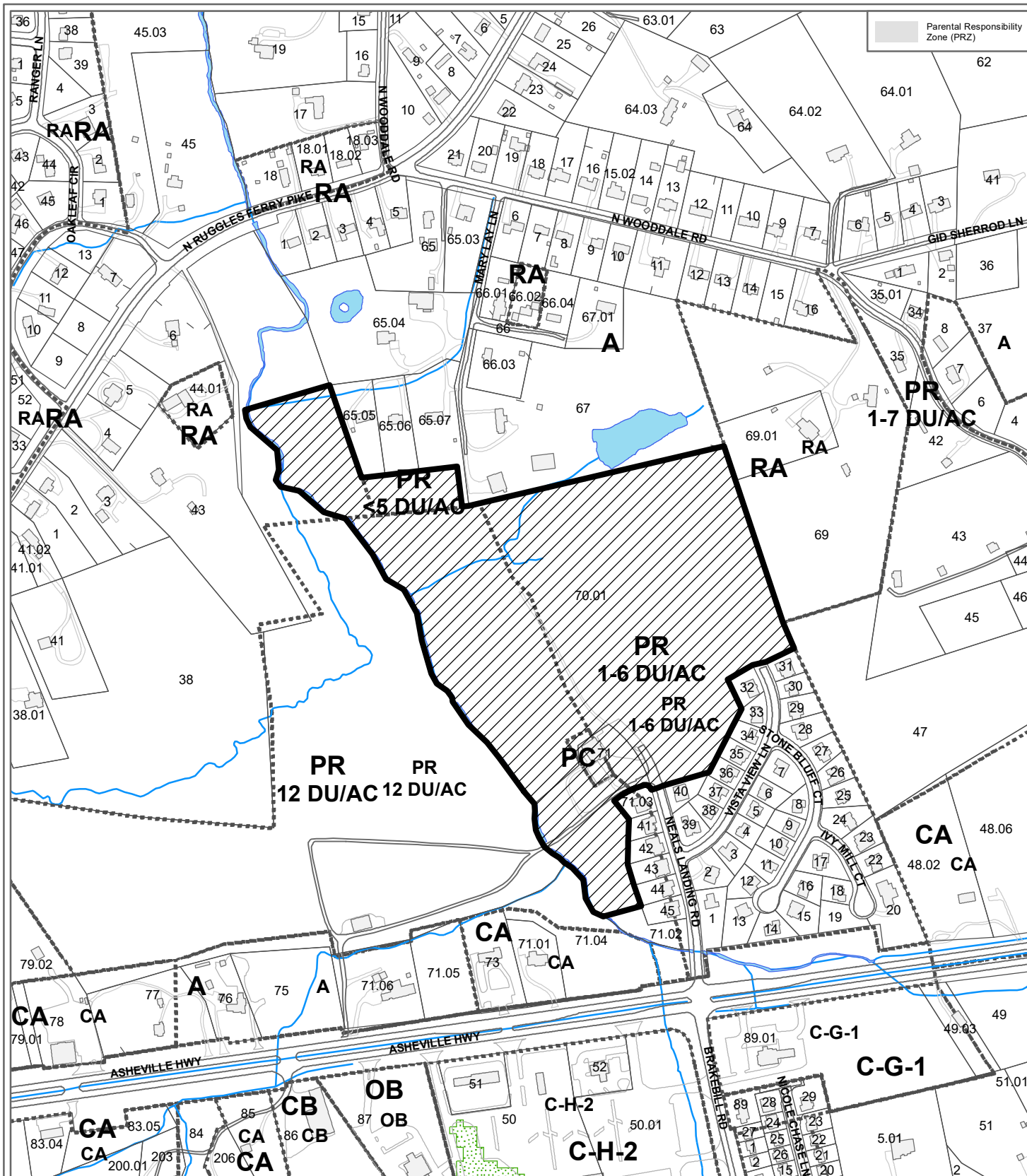
**ESTIMATED STUDENT YIELD:** 47 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

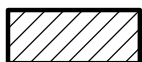
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**7-SD-20-C / 7-D-20-UR  
CONCEPT PLAN/USE ON REVIEW**

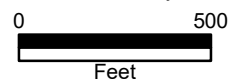


Undefined in PR (Planned Residential)

Original Print Date: 6/16/2020  
Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

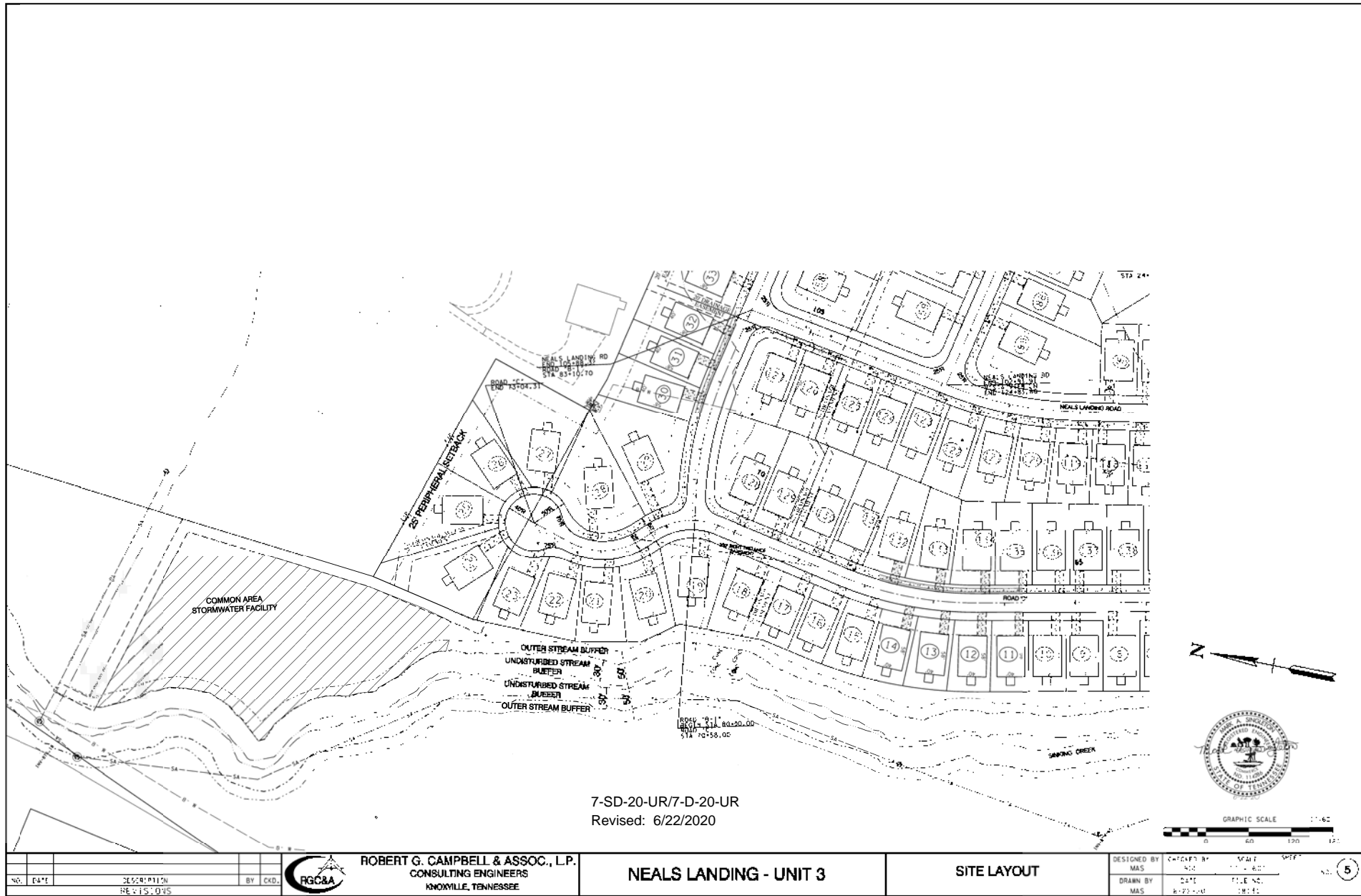
Petitioner: Mesana Investments, LLC  
Neals Landing

Map No: 61  
Jurisdiction: County









NO.	DATE	DESCRIPTION	BY	CHKD.
1	6/22/2020	REVISIONS		



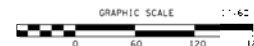
ROBERT G. CAMPBELL & ASSOC., L.P.  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

NEALS LANDING - UNIT 3

SITE LAYOUT

DESIGNED BY MAS	CHECKED BY NCC	SCALE 1" = 60'	SHEET NO. 5
DRAWN BY MAS	DATE 6-22-2020	TITLE NO. 182-11	





DESIGNED BY	CHANGED BY	SCALE	SHEET
MAN	NO	1" = 60'	
DRAWN BY	DATE	FILE NO.	5A
MAN	6-23-60	1814	

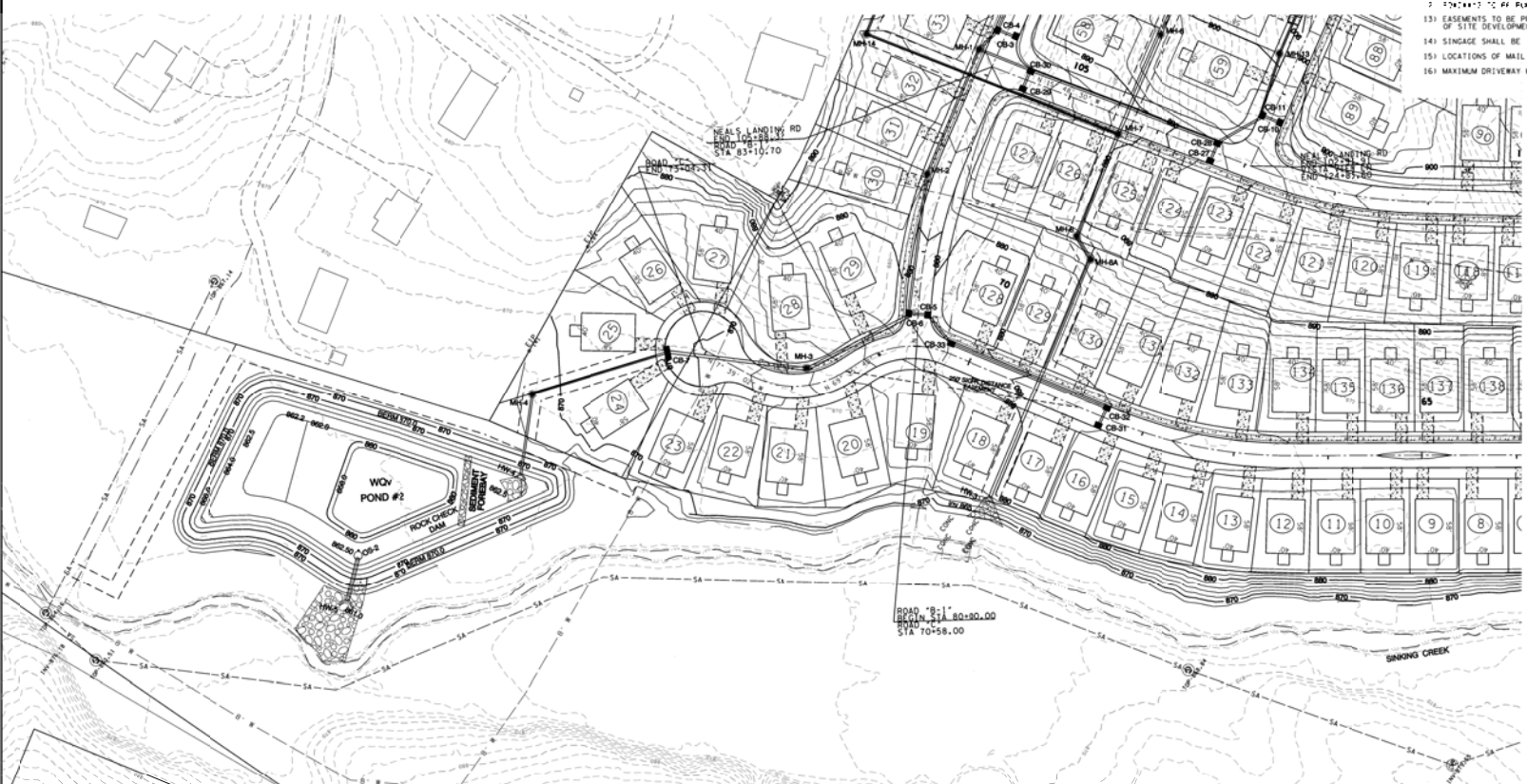
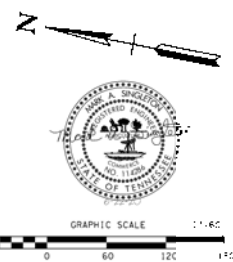


- NOTES:
1. EXISTING PERMANENT STORMWATER EXTENSION POND IN REAR OF DEVELOPMENT. POND #2 AS SHOWN ON PREVIOUS GRADING AND DRAINAGE LAYOUT. POND #2 SHALL BE MAINTAINED AS SUCH. NO OTHER PONDING SHALL BE ALLOWED WITHIN THE 100' BUFFER ZONE. POND #2 SHALL BE MAINTAINED.
  2. EXISTING CATCH BASIN LOCATIONS PROVIDED BY OTHER SUBMITTERS.
  3. LOCATION OF EXISTING CATCH BASIN LOCATIONS APPROXIMATE. EXISTING CATCH BASIN LOCATIONS SHALL BE MAINTAINED. EXISTING CATCH BASIN LOCATIONS SHALL BE MAINTAINED. EXISTING CATCH BASIN LOCATIONS SHALL BE MAINTAINED.
  4. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
  5. ALL TRENCH SAFETY PRACTICES SHALL BE MAINTAINED. EXISTING CATCH BASIN LOCATIONS APPROXIMATE. EXISTING CATCH BASIN LOCATIONS SHALL BE MAINTAINED. EXISTING CATCH BASIN LOCATIONS SHALL BE MAINTAINED.
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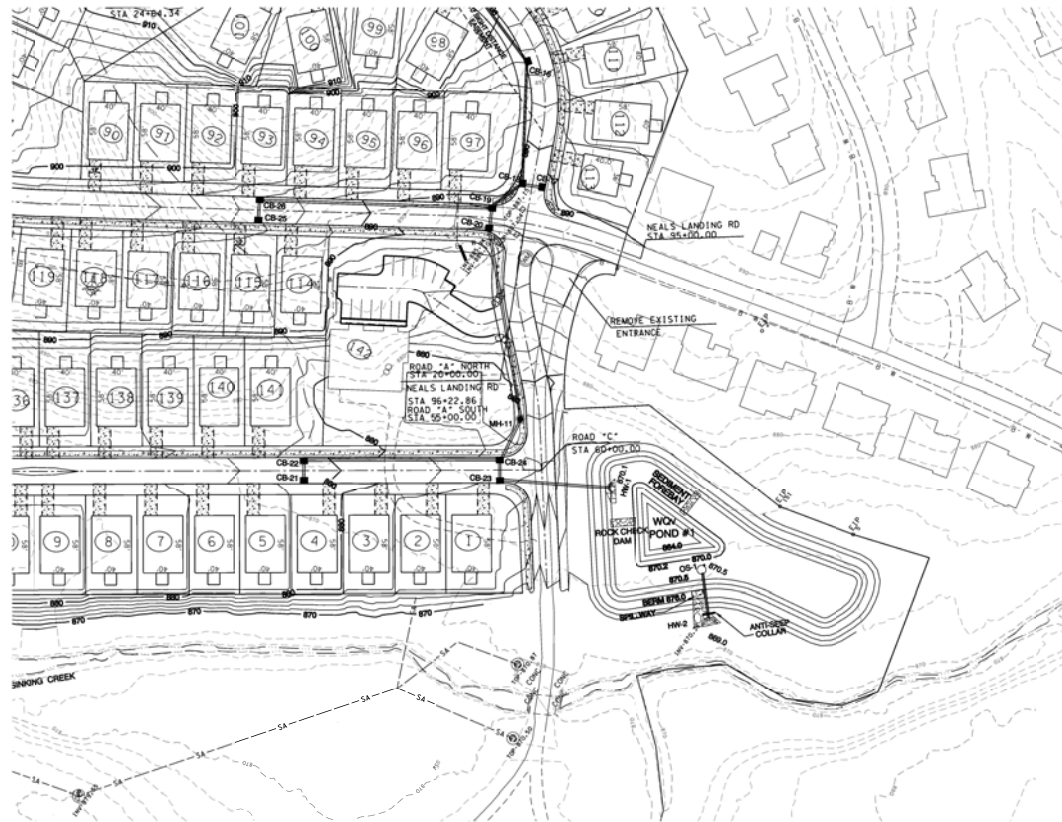
7-Sd-20-C / 7-D-20-UR  
Revised: 6/26/2020

LEGEND

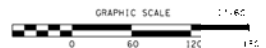
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CATCH BASIN
- PROPOSED SIDEWALK
- EXISTING ROADS
- PROPOSED MAJOR FENCE LINE
- PROPOSED MINOR FENCE LINE
- EXISTING FENCE LINE



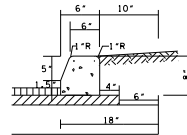
NO.	DATE	DESCRIPTION REVISIONS	BY	CHKD.		ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	NEALS LANDING - UNIT 3	GRADING AND DRAINAGE LAYOUT	DESIGNED BY MAS	CHECKED BY MAS	DATE 6-23-20	SCALE 1"=60'	SHEET NO. 7	
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7-SD-20-C/7-D-20-UR  
Revised: 6/22/2020

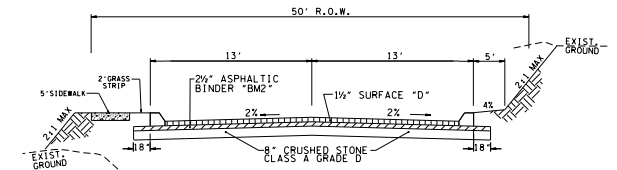


NO. DATE 15/08/2020	BY: JCO REVISIONS	 <b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b> CONSULTING ENGINEERS KNOWVILLE, TENNESSEE	<b>NEALS LANDING - UNIT 3</b>	<b>GRADING AND DRAINAGE LAYOUT</b>	DESIGNED BY: JCO CHECKED BY: JCO DATE: 6-22-2020 SHEET NO.: 7A	
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**STANDARD DETAIL OF EXTRUDED CURB**

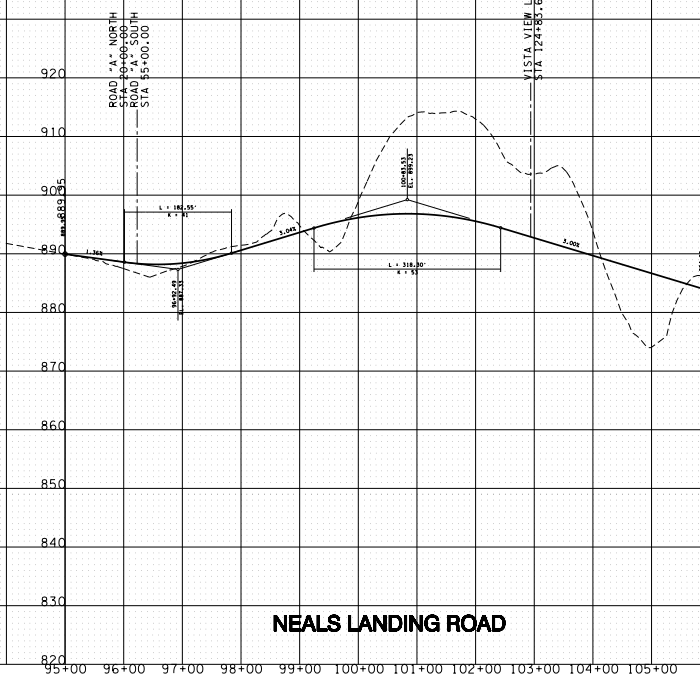
NOTE: INSTALL CONTRACTION JOINTS AT MAXIMUM SPACING OF 10 FEET.  
INSTALL EXPANSION JOINTS AT MAXIMUM SPACING OF 25 FEET.



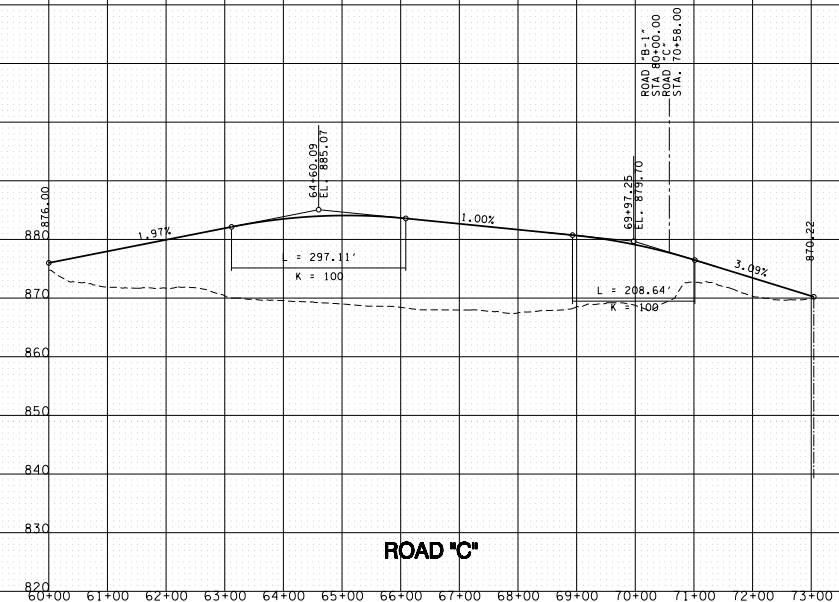
**TYPICAL 2 LANE STREET**

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.  
FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

7-SD-20-C / 7-D-20-UR  
Revised: 6/26/2020



**NEALS LANDING ROAD**



**ROAD "C"**

NO.	DATE	DESCRIPTION	BY	CHKD.

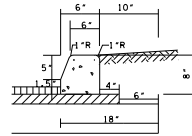


**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**NEALS LANDING - UNIT 3**

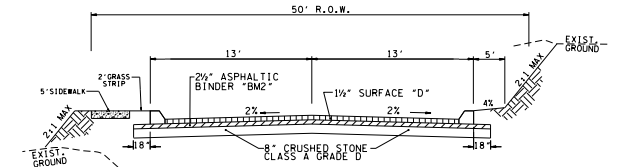
**ROAD PROFILES**

DESIGNED BY <b>MAB</b>	CHECKED BY <b>RBC</b>	SCALE <b>1"=10' HORIZ.</b>	SHEET NO.
DRAWN BY <b>MAB</b>	DATE <b>6-25-20</b>	FILE NO. <b>18191</b>	<b>10</b>



**STANDARD DETAIL OF EXTRUDED CURB**

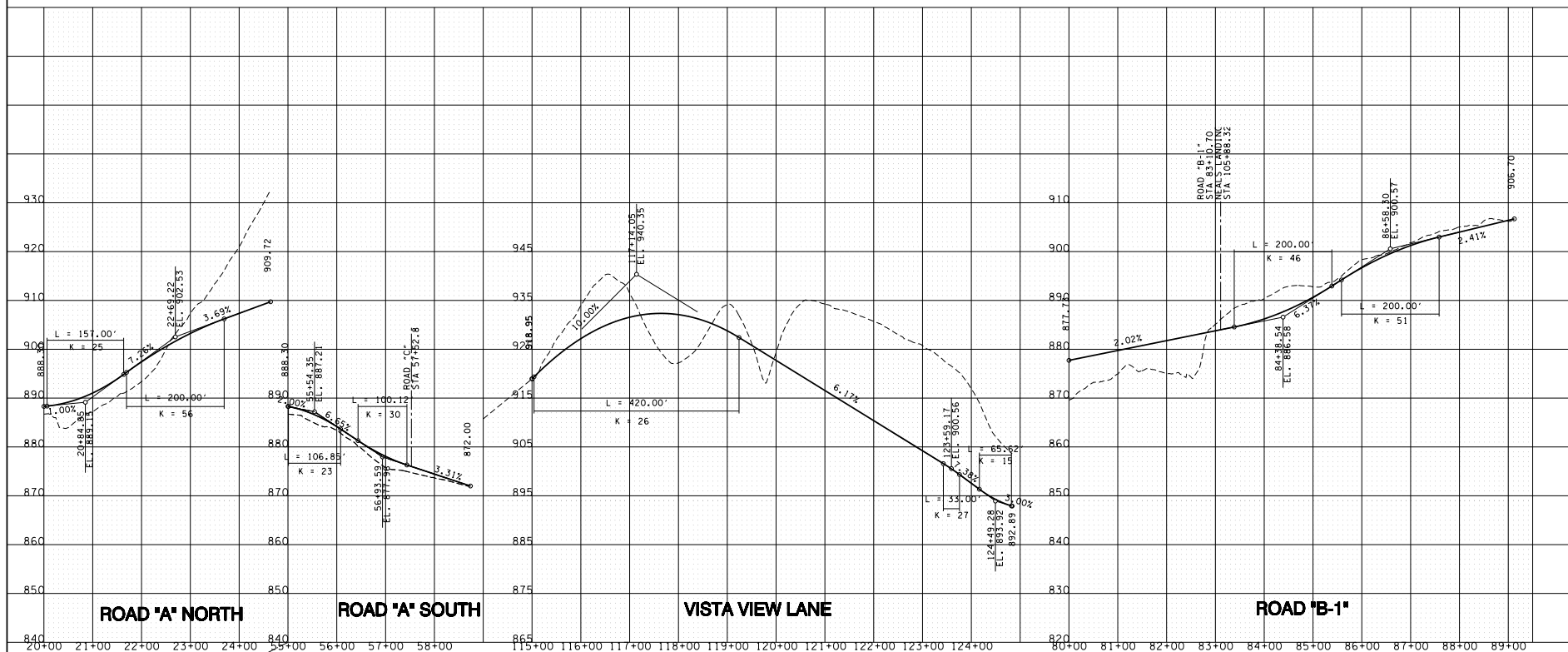
NOTE: INSTALL CONTRACTION JOINTS AT MAXIMUM SPACING OF 10 FEET.  
INSTALL EXPANSION JOINTS AT MAXIMUM SPACING OF 25 FEET.



**TYPICAL 2 LANE STREET**

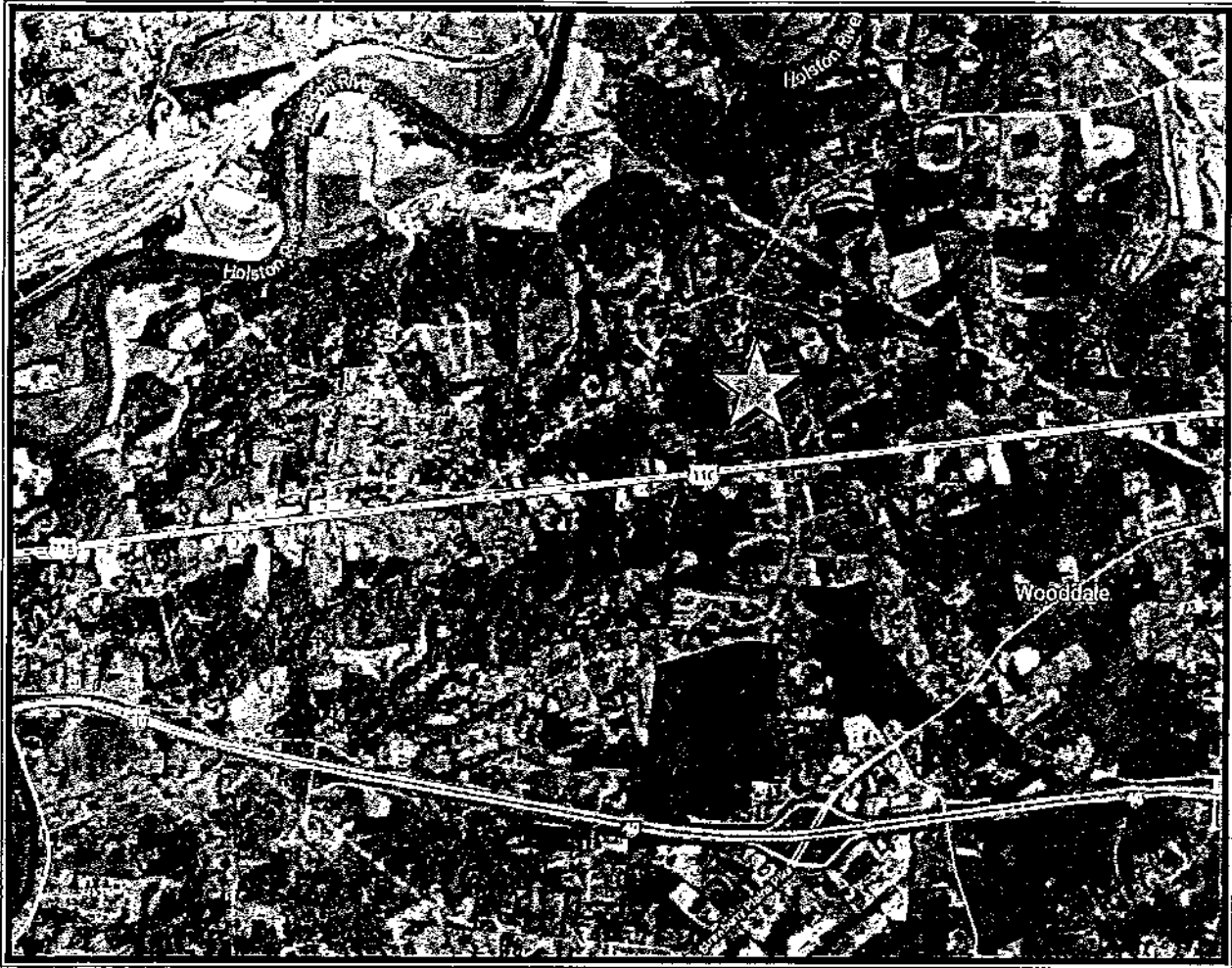
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FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED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

7-SD-20-C / 7-D-20-UR  
Revised: 6/26/2020



NO. DATE DESCRIPTION REVISIONS	BY CKD. REVISIONS	 <b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b> CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	<b>NEALS LANDING - UNIT 3</b>	<b>ROAD PROFILES</b>	DESIGNED BY <b>MAB</b> CHECKED BY <b>RBC</b> DRAWN BY <b>MAB</b> DATE <b>6-26-20</b> SCALE <b>1"=100' HORIZ.</b> <b>1"=10' VERT.</b> SHEET <b>11</b>
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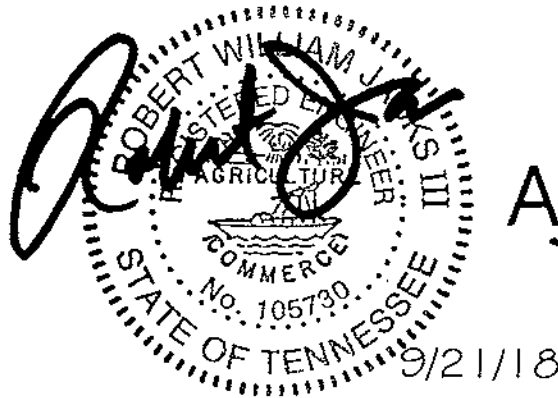


**TRANSPORTATION IMPACT STUDY**  
**NEAL'S LANDING UNIT III**  
**KNOX COUNTY, TENNESSEE**

-Prepared For-

Mesana Investments, LLC  
P.O. Box 11315  
Knoxville, TN 37939

-Prepared By-



Revised September 2018



EXECUTIVE SUMMARY**Preface:**

Mesana Investments, LLC is proposing to develop the third unit of a residential development adjacent to Asheville Highway (US 25E/US 11E/US 70/SR 9) in east Knox County, TN. (Due to the number of route designations assigned to Asheville Highway, this road will simply be called Asheville Highway for the remainder of the report.) The name of the proposed subsequent residential development is “Neal’s Landing Unit III”. The initial phases, Unit I and II, were originally approved in 1999 and included 45 single-family residential detached lots. A concept plan for Unit III has been submitted to allow for further residential home construction adjacent to Unit I and II. With the addition of up to 125 single-family residential detached lots in Unit III, this report addresses the proposed residential lot expansion by evaluating the potential impacts on the adjacent transportation system. The study includes a review of the operating characteristics of the transportation system that will provide access to the proposed site. Recommendations and mitigation measures will be analyzed and offered where traffic operations have been estimated to be below traffic engineering standards.

**Study Results:**

The findings of this study include the following:

- At the full build-out of Unit III, the subsequent residential development phase is expected to generate approximately 1,277 new additional trips on an average weekday. Approximately 94 of these additional trips are estimated to occur during the AM peak hour and 126 additional trips in the PM peak hour at full build-out.
- When Unit III of Neal’s Landing is fully constructed and occupied, the adjacent signalized intersection studied for this development is anticipated to operate adequately with respect to vehicular delays thru the year 2025.



**Recommendations:**

The following recommendations are listed and offered based on the study analyses:

- The existing exclusive eastbound left turn lane at the intersection of Asheville Highway and Neals Landing Road / Brakebill Road should be lengthened by a minimum of 60 feet. The existing storage length of this lane is 100 feet. The overall storage length should be a minimum of 160 feet. The need for construction of this lane storage extension is estimated to occur by the year 2021. Additional storage and taper lengths may be required by TDOT during the design plan stage of this development in compliance with TDOT Design requirements.
- A double yellow centerline and a 24" white stop bar should be installed at the southbound approach of Neals Landing Road at Asheville Highway.
- The design of Neal's Landing Unit III should include the appropriate sight distance, appropriate road signage, and road design layout according to AASHTO, TDOT, and Knox County standards.

**RECEIVED**

By Elizabeth Albertson at 2:53 pm, May 27, 2020

## DEVELOPMENT REQUEST

## DEVELOPMENT

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

## SUBDIVISION

- ☒ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ Rezoning

Mesana Investments, LLC

Applicant Name

5/12/2020

Affiliation

7/9/2020

7-SD-20-C / 7-D-20-UR

Date Filed

Meeting Date (if applicable)

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

P.O. Box 11315

Company

Knoxville

TN

37939

Address

(865) 806-8008

City

swd444@gmail.com

State

Zip

Phone

Email

## CURRENT PROPERTY INFO

Mesana Investments, LLC

P.O. Box 11315

(865) 806 - 8008

Owner Name (if different)

Owner Address

Owner Phone

Neals Landing Road

061 070.01

Property Address

Parcel ID

End of the existing Neals Landing Road, north of Asheville Hwy

25.1 (+/-)

General Location

Tract Size

8

PR (1-6 DU/AC)

Jurisdiction (specify district above)

☐ City ☒ County

Zoning District

East County

LDR

Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant Land

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

# REQUEST

DEVELOPMENT	<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____	
SUBDIVISION	Neals Landing _____ Unit 3 _____ <input type="checkbox"/> Proposed Subdivision Name    Unit / Phase Number	
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created: 142	
	<input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements	
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)	
	Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____	

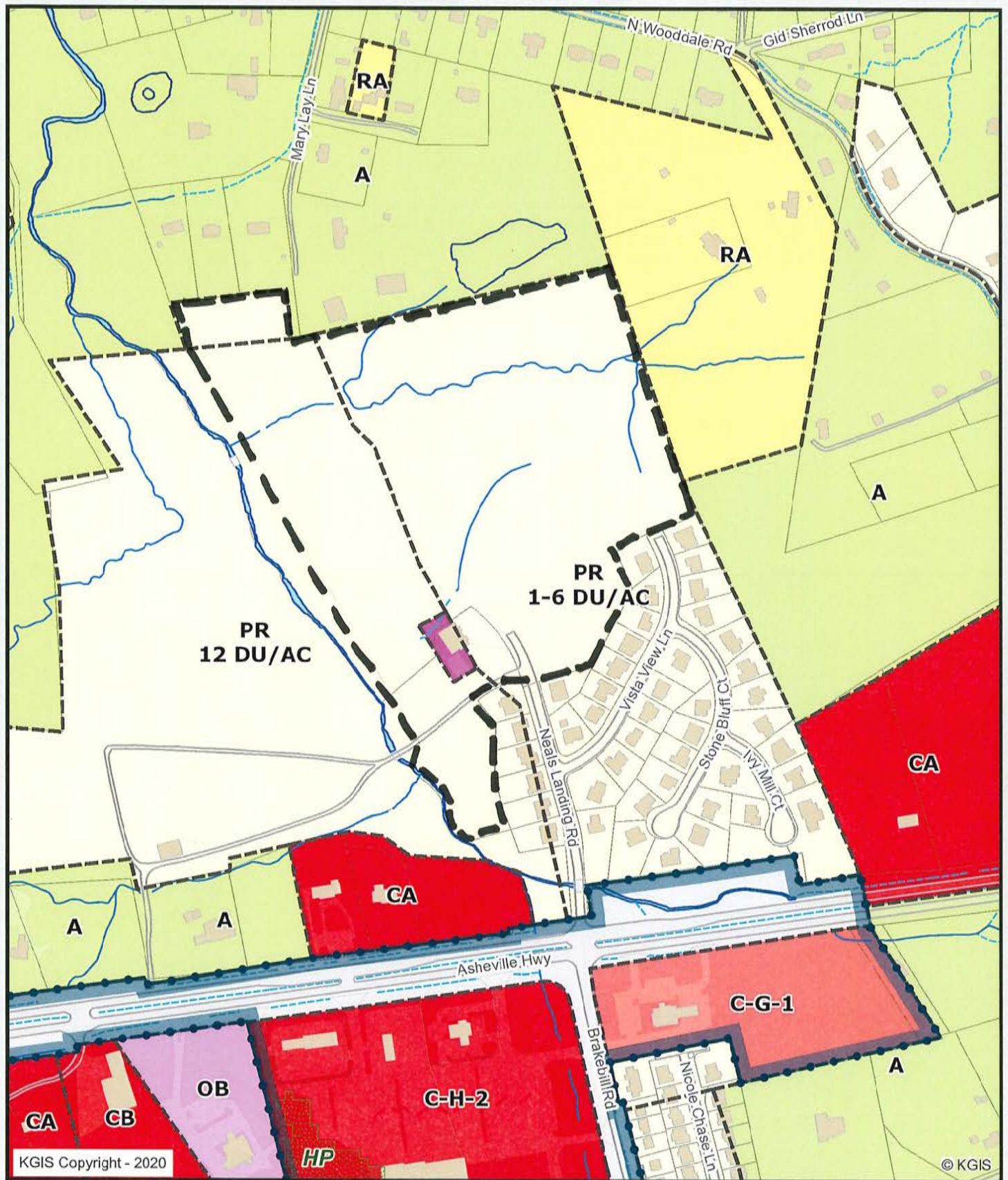
STAFF USE ONLY	<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission		<b>FEE 1:</b> 0108    \$4,760.00		<b>TOTAL:</b>  \$4,760.00
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		<b>FEE 2:</b>		
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input checked="" type="checkbox"/> Traffic Impact Study		<b>FEE 3:</b>		

## AUTHORIZATION

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

		Scott Davis	5/12/2020
Applicant Signature		Please Print	Date
(865) 806-8008		swd444@gmail.com	
Phone Number		Email	
		Elizabeth Albertson	5/27/2020
Staff Signature		Please Print	Date





## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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