

SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 5-SA-20-C **AGENDA ITEM #:** 19
5-A-20-UR **AGENDA DATE:** 5/14/2020

► **SUBDIVISION:** THOMPSON MEADOWS
► **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC
OWNER(S): Tony R. & Don L. Davis

TAX IDENTIFICATION: 20 15801 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7711 Thompson School Rd.

► **LOCATION:** West side of Thompson School Rd., north of E. Emory Rd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 43.83 acres

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area has been transitioning from a rural area to a residential area with small, single-family lots. Rezoning to PR began in the mid-1990s, with PR developments being built through the early 2000s. Gibbs Elementary, Middle, and High Schools are nearby to the east off of Tazewell Pike.

► **NUMBER OF LOTS:** 187

SURVEYOR/ENGINEER: Robert G Campbell & Associates

ACCESSIBILITY: Access is via Thompson School Road, a major collector 18.6 feet of pavement within 60 feet of right-of-way.

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

- 1) Reduction of reverse curve tangent length from 50 feet to 14.22 feet, Road 'D' between curves C7 & C8.
- 2) Reduction of broken back curve tangent length from 150 feet to 144.45 feet, Road 'D' between curves C8 & C9.
- 3) Reduction of vertical curve K value from 25 to 17.8, Road 'A' (Bill Keaton Road) at STA 11+00.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) Reduction of horizontal curve radius from 250 feet to 150 feet -

curve C1.

2) Reduction of horizontal curve radius from 250 feet to 150 feet - curve C2.

3) Reduction of horizontal curve radius from 250 feet to 150 feet - curve C4.

4) Reduction of horizontal curve radius from 250 feet to 150 feet - curve C10.

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

1) Increase maximum intersection grade at both ends of Road 'B' from 1 percent to 3 percent.

2) Increase maximum intersection grade for Road 'C' at Road 'D' from 1 percent to 3 percent.

STAFF RECOMMENDATION:

- **APPROVE** variances 1-3 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE alternate design standards 1-4 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 7 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. Meeting all applicable requirements of Knox County Engineering and Public Works.
4. Meeting all applicable requirements of the Tennessee Department of Environment and Conservation for crossing the "possible stream" with Road 'D'.
5. 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, recreational amenities and drainage system.
6. Providing a 200' sight distance easement in curves C4 (Bill Keaton Road) and C10 (Road 'D') as identified on the Concept Plan.
7. A final plat application based on this concept plan will not be accepted for review until certification of design plan approval has been submitted to Planning staff.

- **APPROVE** the request for up to 187 detached dwellings on individual lots and a reduction of the peripheral setback to 30 ft, subject to 2 conditions.

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Identifying common area on the Final Plat that is similarly distributed throughout the neighborhood as shown on the Concept Plan.

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:

The proposed subdivision includes 187 lots for detached residential houses on 43.83 acres at a density of 4.3 dwelling units per acre. The subdivision will have access direct access to Thompson School Road and will connect to Bill Keaton Road in the Wheatmeadow subdivision to the north. The rezoning of the property from Agricultural (A) to Planned Residential (PR) up to 5 dwelling units per acre was approved on April 27th by County Commission after being deferred in March because the County Commission was canceled.

A Traffic Impact Letter (TIL) was submitted by the applicants engineer to determine if a turn lane is warranted on Thompson School Road at either the proposed access point or at Wheatmeadow Road, the access for the Wheatmeadow subdivision, since the two subdivisions will have an internal road connection. The TIL assumed a worst-case scenario of having all the traffic from both subdivisions using only the Wheatmeadow Road access and determined that a turn lane is not required under this scenario, therefore, a turn lane would

also not be required at the new access since the traffic will be split between the two access points.

A 50-foot access easement is being provided to the property north of the new access road (Davis - parcel 021-03701). This is being provided because once the new road is installed, this property will not be able to create a new road connection to Thompson School Road without a variance to reduce the minimum 300-ft distance between intersections. The large property to the south does not require an easement to connect to the new road because its right-of-way touches the property line. In addition, the property to the south can create a road connection to Thompson School Road without a variance and it can connect to two road stub outs in the subdivision to the southeast.

The subdivision has six common areas that can be used by the residents for different functions. The amenity proposed for five of these common areas is a dog park. The other common area is proposed as the location for the mail center (northeast corner of the development). Sidewalks are not proposed within the subdivision and are not required according to the County's recently adopted sidewalk policy. If the developer chooses to install sidewalks or the Planning Commission requires sidewalks, the neighborhood residents would be responsible for their maintenance in perpetuity.

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. No improvements to Thompson School Road are required for this development based on the anticipated number of vehicle trips and the existing condition of the road in this location.
3. An estimated 62 school aged children will live in this subdivision.

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

1. With the stated conditions, the 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 4.3 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: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

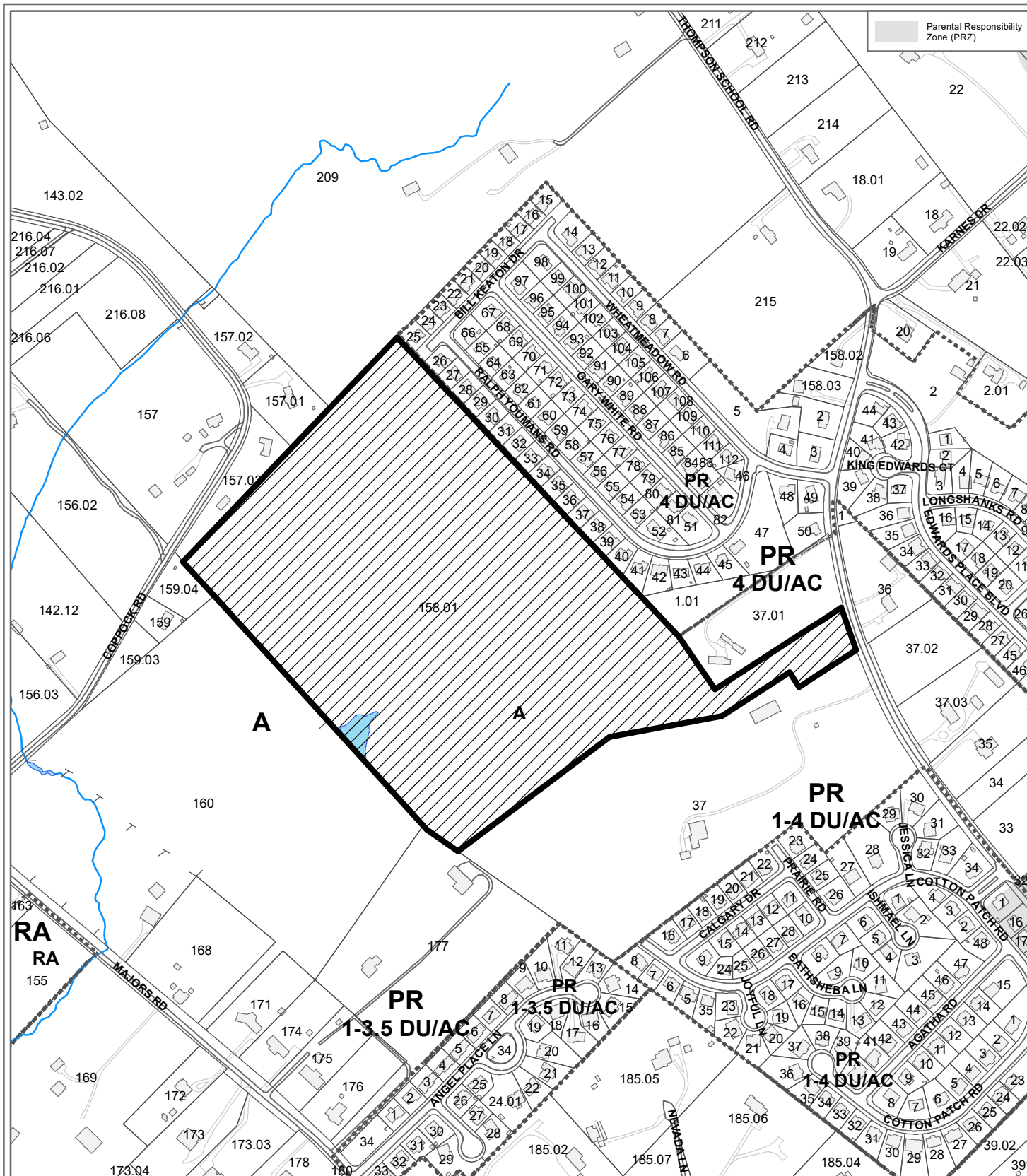
ESTIMATED STUDENT YIELD: 62 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs High.

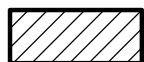
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**5-SA-20-C / 5-A-20-UR
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential) - pending

Original Print Date: 4/6/2020
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Mesana Investments, LLC
Thompson Meadows

Map No: 20

Jurisdiction: County

0 500
Feet



1. REFLECTION POINTS TO BE CONSTRUCTED AS PILEY PILES AND USED FOR SECTIONS CONTROL DURING CONSTRUCTION.
2. EXISTING CONDITIONS - FROM NOTES.
3. THE WORKMAN SHALL ADVISE A MEET BE RESPONSIBLE FOR MAINTAINING SIGNAGE PROVIDED ON THIS PROJECT.
4. ACCESS TO ALL LOTS FROM INTERNAL ROAD SYSTEM ONLY.
5. THE OWNER IS RESPONSIBLE FOR THE DETERMINATION AND MAINTENANCE OF EXISTING UTILITY LINES. ADEQUATELY MARKED UTILITIES COULD BE USED TO THE FULL OF THE PROJECT.
6. A UTILITY AND AVERAGE ELEVATION LOCATED 10' FROM PILEY WITHIN 10' OF THE PROPERTY LINE. THE UTILITY LINES SHALL BE MARKED WITH PILES, A 1" X 4" WOOD SIGN AND A 1" X 4" WOOD SIGN. THE SIGN SHALL BE 10' FROM THE PROPERTY LINE AND 10' FROM THE UTILITY LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
7. CENTRALIZED CLUSTER MAILBOXES WILL BE COORDINATED WITH THE U.S. POSTAL SERVICE.
8. AUGUST RESOURCES VARIATION PERMIT (ARAP) TO BE OBTAINED FOR MINOR ROAD CROSSING OF ROAD "D" OVER EXISTING STREAM.
9. INJECTION HILL PERMIT TO BE OBTAINED AS NEEDED FOR CONSTRUCTION OF DETENTION POND IN EXISTING SINKHOLE. VOLUME OF RUNOFF TO ADJOINING PROPERTY SHALL BE MAINTAINED.



Figure 1 is a schematic diagram of a house and its surrounding environment. The house is represented by a rectangle with a chimney on the right side. It is surrounded by a 'PERIPHERAL NEIGHBORHOOD' which includes a 'PUBLIC STREET' at the bottom. The diagram shows various distances and boundaries, with labels like 'HOUSE', 'PERIPHERAL NEIGHBORHOOD', and 'PUBLIC STREET'.

7) CENTRALIZED CLUSTER MAILBOXES WILL BE COORDINATED WITH THE U.S. POSTAL SERVICE.

8) AQUATIC RESOURCE ALTERATION PERMIT (ARAP) TO BE OBTAINED FOR MINOR ROAD CROSSING OF ROAD "D" OVER EXISTING STREAM.

9) INJECTION WELL PERMIT TO BE OBTAINED AS NEEDED FOR CONSTRUCTION OF DETENTION POND IN EXISTING SINKHOLE. VOLUME OF RUNOFF TO ADJOINING SIMILAR PROPERTY TO BE EQUAL OR LESS THAN PRE-DEVELOPMENT.

ROAD "A" STA+10+00.00

RALPH YOUMANS ROAD

END OF EXISTING PAVEMENT STA 10+84

WHEATMEADOW SUBDIVISION PLAT 12001622-0056191

30' PERIPHERAL SETBACK

ROAD B 12+50.65
ROAD B 20+00.00

ROAD A 12+50.65
ROAD B 20+00.00

ANNE KENNANE W TRUSTEE
20110114-0014351

ROAD A 15+79.79
ROAD C 30+00.00

KELLY S SHUMATE
20080206-0058939

ROAD C 30+00.00

DETENTION POND COMMON AREA

30' PERIPHERAL SETBACK

ROAD D 61+35.24

DANIEL R & SANDRA J BUTLER
PLAT 1225-29
DEED 1457-631

GRAPHIC SCALE 1"=100'

1) REDUCTION OF REVERSE CURVE TANGENT LENGTH FROM 50 FEET TO 14.22 FEET. ROAD "D" BETWEEN CURVES 17 & 18.

2) REDUCTION OF BROKEN BACK CURVE TANGENT LENGTH FROM 50 FEET TO 14.44 FEET. ROAD "D" BETWEEN CURVES 18 & 19.

3) REDUCTION OF VERTICAL CURVE GRADE FROM 25 TO 17.8. ROAD "A" AT STA 11+00.

ALTERNATIVE DESIGN & DEVELOPMENT
PLANNING COMMISSION & STAFF

1) REDUCTION OF HORRIBLE STATE OF PUBLIC FROM 250 FEET TO 150 FEET - 20% OF 250

21 REDUCTION OF HORIZONTAL CLEARANCE
FROM 250 FEET TO 150 FEET

31 REDUCTION OF HOR: 250.0' - 150.0' FATHOMS
FROM 250 FEET TO 150 FATHOMS

4) REDUCTION OF HOR: 20' TO 15' DUE PAVILS
FROM 250 FEET TO 150 FEET (10% OF 250)

ALTERNATIVE DESIGN & ANALYSIS APPROVED BY
KNOX COUNTY ENGINEERING AND PUBLIC

13. INCREASE MINIMUM INTRAVENOUS INFUSION RATE AT BOTH ENDS OF ROAD TO 6.5 ml/hr (100 cc/hr)

2) INCREASE MINIMUM WIDTHS ON GRAD FOR ROAD "C" AT ROAD "D" FROM 1 PERCENT

TO 3 PERCENT.

CURVE C: LMYE L2
P: 1. 11.90 P: 1. 12.95
BC 11.04 PL MT 12.08 PL

PL 11-58.15	PL 12-58.15
PT 11-97.94	PT 12-98.17
A 16° 0' 5" N 11° 1'	A 15° 02' 1"
D 38° 1' 50"	D 38° 17' 5"
B 180 000	B 180 000

R: 150.090	R: 155.600
L: 42.214	L: 39.363
T: 21.249	T: 9.796

CURVE C: LMYL 2
P.L. 41.04.63

PC	40° 35' 54"	PC	44° 05' 42"
PT	41° 45' 21"	PT	45° 05' 62"
A	13° 48' 53" 11"	A	55° 35' 5"
D	19° 04' 55"	D	22° 55' 0"

R	100.000	R	250.000
L	71.635	L	234.135
T	35.989	T	126.461

G. CAMPBELL
 CHAIRMAN
 SCRIPT UNIT

$1.67 \times 10^{-24} \text{ s}$
 $1.67 \times 10^{-24} \text{ s}$
 $1.67 \times 10^{-24} \text{ s}$

2621 747-7256

INVESTMENTS
#1282186242

REVISÉ: 5/4/2015

PLANNING SERVICE

GENERAL LAYOUT	1
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PLAN VIEW

CLT MAP: 020
PARCEL: 158.01
DEED: 20080905-0016372
TOTAL AREA: 43.83 ACRES
NUMBER OF LOTS: 187
PROPERTY ZONED: PR

REVISÉD: 5/4/2020

PLANNING SERVICES FILE NUMBERS: 5-SA-20-C / 5-A-20-UR

NO.	DATE	DESCRIPTION	AMT	CASH
		INT. ON S/L		

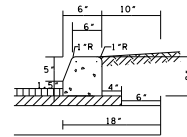


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

THOMPSON MEADOWS
CONCEPT PLAN / USE ON REVIEW

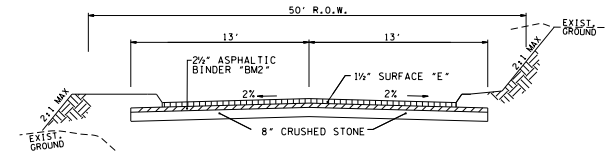
GENERAL LAYOUT
PLAN VIEW

PROJECT NAME	PROJECT NO.	DATE	SCALE
GMT	RGO	1" = 100'	
DESIGN BY	DATE	CHECKED BY	
NCH	5-4-20	35042	



STANDARD DETAIL OF EXTRUDED CURB

5-SA-20-C / 5-A-20-UR
REVISED: 5/4/2020

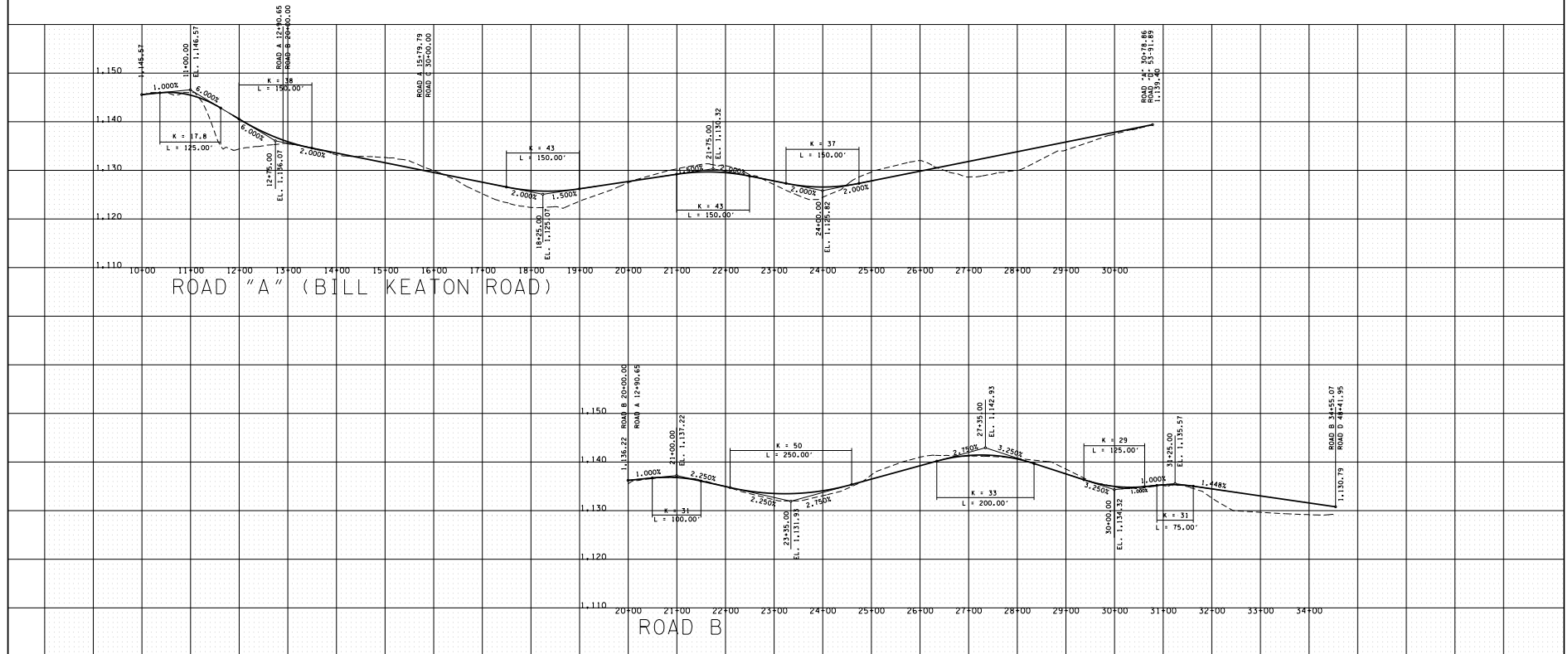


TYPICAL 2 LANE STREET
PUBLIC ROADS

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.)

* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



NO.	DATE	DESCRIPTION	BY	CHKD.

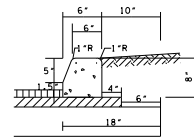


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

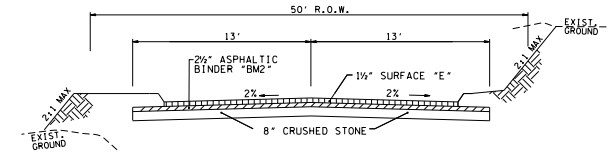
THOMPSON MEADOWS
CONCEPT PLAN / USE ON REVIEW

ROAD A & B PROFILES

DESIGNED BY GNT	CHECKED BY RGC	SCALE 1"=100' HORIZ. 1"=10' VERT.	SHEET TWO NO. 2
DRAWN BY NCH	DATE 4-22-20	FILE NO. 20042	OF 3 SHEETS



STANDARD DETAIL OF EXTRUDED CURB



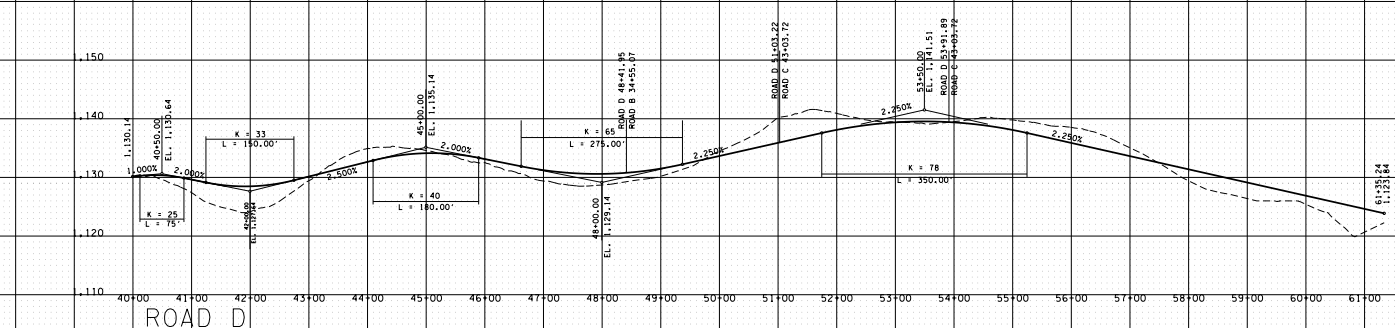
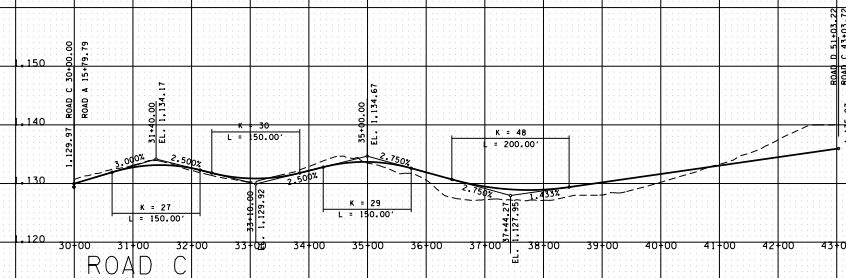
TYPICAL 2 LANE STREET
PUBLIC ROADS

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.)

* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.

5-SA-20-C / 5-A-20-UR
REVISED: 5/4/2020



NO.	DATE	DESCRIPTION	BY	CHKD.



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

THOMPSON MEADOWS
CONCEPT PLAN / USE ON REVIEW

ROAD C & D PROFILES

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=100' HORIZ. 1"=10' VERT.	SHEET THREE NO. 3
DRAWN BY NCH	DATE 4-22-20	FILE NO. 20042	OF 3 SHEETS



DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☒ Use on Review / Special Use

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Rezoning

Mesana Investments LLC

Applicant

2/24/2020

Date Filed

April 9, 2020

Meeting Date (if applicable)



5-SA-20-C
5-A-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

Garrett Tucker, PE

Robert G. Campbell and Associates, LP

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

Zip

865-947-5996

gtucker@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Tony R & Don L Davis

7717 Thompson School Road

Owner Name (if different)

Owner Address

Owner Phone

Corryton, TN 37721

CLT 20 Parcel 158.01

Property Address

Parcel ID

W/S Thompson School Rd
north of E Emory Rd
7711 Thompson School Road, Corryton, TN 37721

43.83 Ac

General Location

Tract Size

Eighth

Agricultural and Estate (A)

PR pending

Jurisdiction (specify district above)

☐ City ☒ County

Zoning District

Northeast County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AgForVac

N

HPUD

NEKUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT	SUBDIVISION			ZONING		
<input checked="" type="checkbox"/> Development Plan <input checked="" 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): _____	<div>Thompson Meadows</div> <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: <u>194</u>					
	<input type="checkbox"/> Other (specify): _____					
	<input type="checkbox"/> Attachments / Additional Requirements					
	<input type="checkbox"/> Zoning Change: _____ <div>Proposed Zoning</div>					
	<input type="checkbox"/> Plan Amendment Change: _____ <div>Proposed Plan Designation(s)</div>					
	<input type="checkbox"/> Proposed Property Use (specify)	<input type="checkbox"/> Proposed Density (units/acre)	<input type="checkbox"/> Previous Rezoning Requests			
	<input type="checkbox"/> Other (specify): _____					

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Administrative <input type="checkbox"/> Meeting	FEE 1: <div>0109 6320.00</div>	TOTAL: <div>6320.00</div>
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification <i>(Final Plat only)</i> <input type="checkbox"/> Use on Review / Special Use <i>(Concept Plan only)</i> <input type="checkbox"/> Traffic Impact Study	FEE 3:	

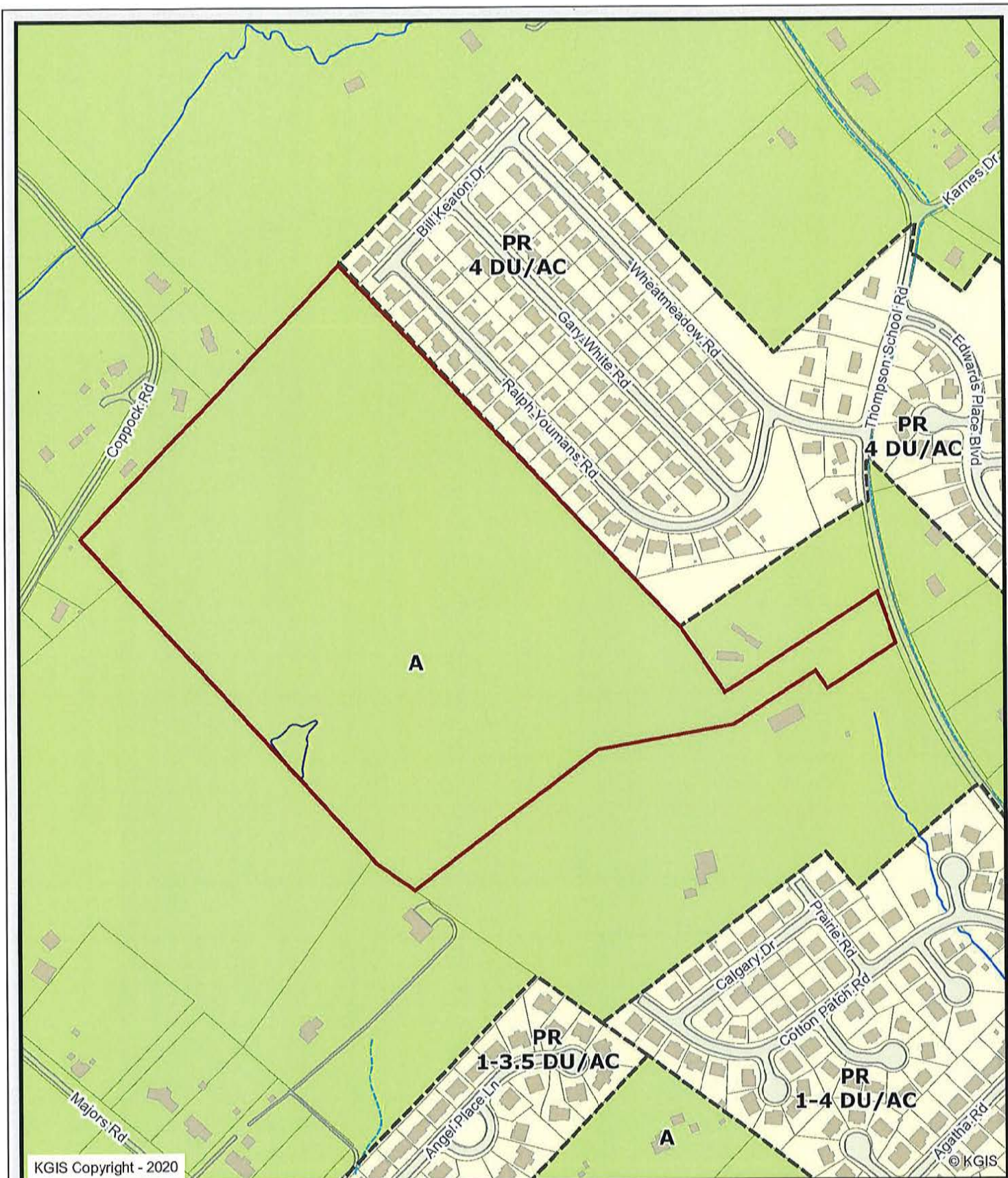
AUTHORIZATION




Staff Signature Please Print Date

Mesana Investments, LLC

Applicant Signature Please Print Date

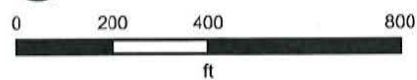


7711 Thompson School Rd.

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/24/2020 at 11:29:05 AM



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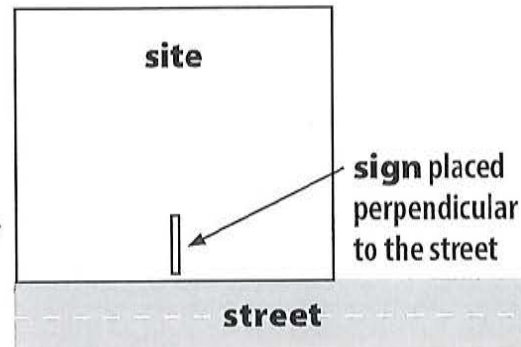
REQUIRED SIGN POSTING AGREEMENT

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

Printed Name: Mesana Investments

Phone: _____ Email: _____

Date: _____

File Number: 4-D-20-UR and 4-SB-20-C



Tarren Barrett <tarren.barrett@knoxplanning.org>

(no subject)Tarren Barrett <tarren.barrett@knoxplanning.org>
Draft

Tue, Feb 25, 2020 at 3:30 PM

Scott,

Per our new Transportation Impact Analysis Guidelines (Section 2.B.3.b), it states that all proposed phased developments without a previous TIA would be subjected to a new TIA regardless of adding onto an existing subdivision. The following are the options we have identified for you to proceed with this proposed development off Thompson School Rd.:

1. Keep the 194 lot subdivision off Bill Keaton Dr., add a connecting road from the parcel to Thompson School Rd., and a TIA is required with the application. This means that the current application is not complete until we have received the TIA no later than March 30th in order to be considered for the May 2020 Planning Commission meeting. This TIA would be for the proposed new development and the existing subdivision of Wheatmeadow.
2. Keep the 70 lot subdivision off Bill Keaton Dr., add a connecting road from the parcel to Thompson School Rd., and a TIS will NOT be required until the development application for the remaining portion of the subdivision is submitted. This TIA for the remaining portion would be for the proposed new development and the existing subdivision of Wheatmeadow. This means that the current application will need to be revised to show the access out to Thompson School Rd. before we can proceed with the review of the development. This will have to be received no later than noon on Thursday (27th) in order to be considered for the April 2020 Planning Commission meeting.
3. If a 70 lot subdivision exclusively off of Thompson School Rd. was to be submitted, then a TIA would not be required at this point. There would be a condition on the staff report that would ensure any further development would require a TIA of the entire subdivision. This will have to be received no later than noon on Thursday (27th) in order to be considered for the April 2020 Planning Commission meeting.

Tarren Barrett, P.E.
Transportation Engineer
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