



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 11-SE-20-C
11-J-20-UR

AGENDA ITEM #: 33
AGENDA DATE: 11/12/2020

▶ **SUBDIVISION:** STERCHI VILLAGE

▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS

OWNER(S): Wide Horizons Development Company

TAX IDENTIFICATION: 57 12515 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6585 Fountain City Rd.

▶ **LOCATION:** West side of Fountain City Rd., west of Durham Park Ln.

SECTOR PLAN: North City

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Knob Fork Creek

▶ **APPROXIMATE ACREAGE:** 18.8 acres

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

▶ **EXISTING LAND USE:** Vacant land, Greenway

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences / PR (Planned Residential)
South: Greenway, Residences / PR (Planned Residential)
East: Residence, Vacant land, Church, Public park / A (Agricultural), PR (Planned Residential), OS (Open Space)
West: Greenway, Residences / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 43

SURVEYOR/ENGINEER: Fulghum MacIndoe & Associates, Inc.

ACCESSIBILITY: Access is via Fountain City Rd., a minor arterial street with 19' of pavement width within 50-60' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCE

1) Reduce the minimum intersection spacing between Road 'A' and Durham Park Lane from 400 feet to 309 feet.

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS

1) Increase maximum intersection approach grade from 1% to 1.5 % for Road 'B' at Road 'A'

STAFF RECOMMENDATION:

- ▶ **APPROVE variance 1 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 11 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. Providing the easement for the existing greenway as shown on the development plan, or as otherwise approved by Knox County Engineering and Public Works and Knox County Parks and Recreation.
4. REVISED: Certifying that the required sight distance is available at the Road 'A' intersection with Fountain City Road. The Road 'A' intersection may be moved if the required minimum 300-foot sight distance cannot be obtained at the location proposed, however, the access to Fountain City Road shall be in the same general location as shown on the Concept Plan. The sight distance certification documentation shall be provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
5. REVISED: Increasing the horizontal curve radius for the second curve on Road 'A' coming from Fountain City Road, from 105 feet to a minimum of 200 feet at approximately STA 1+25, or as otherwise required during the design plan phase by Knox County Engineering and Public Works.
6. Providing the 25-foot common area strip along the Fountain City Road frontage, north of Road 'A', as shown on the Concept Plan.
7. Meeting all applicable requirements of Knox County Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. Providing a drainage easement through the development for the stormwater from the existing cross drain under Fountain City Road, north of Durham Park Lane, as required by Knox County Engineering and Public Works during the design plan phase.
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.
11. 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 43 detached residential houses on individual 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 of a Concept Plan and Use on Review in a PR zoning district.

COMMENTS:

This proposal is for a 43-lot subdivision on 18.8 acres at a density of 2.29 du/ac. The property is zoned PR (Planned Residential) up to 5 du/ac and is part of the same PR zoning district that the surrounding Sterchi Village subdivision was developed in. The overall density within this PR district, including the existing and proposed subdivision, is less than 5 du/ac.

The proposed access to the site is located near the top of a crest in Fountain City Road. The sight distance study provided by the applicants engineer shows that the available sight distance is over 700 feet, however, the visibility of a 3.5' tall object is not possible all the way to the Road 'A' intersection. The applicants engineer believes sight distance is available and this can be shown when more accurate topography data is obtained.

A sidewalk is shown along the entire Fountain City Road frontage because the property is within .25 miles of a public facility. The Sterchi Greenway goes through the south side of this property, through the existing TVA and KUB powerline easements. The sidewalk along the Fountain City Road will connect to the greenway near the southeastern corner of the property.

----- SUMMARY OF REVISIONS (11/10/2020) -----

Condition #4 was revised to specifically state that the location of the Road 'A' intersection with Fountain City Road may be moved to obtain the required 300 feet of sight distance, if needed. However, the location of the access point is to be in the same general location as proposed on the Concept Plan and not moved to another location on the Fountain City Road frontage.

Condition #5 was added at the request of Knox County Engineering and Public Works to require the second horizontal curve on Road 'A' to be a minimum of 200 feet rather than 105 feet as proposed. The first horizontal

curve of 105 feet, however, is not required to be increased at this time but it may need to be increased if Knox County Engineering and Public Works determine a greater radius is needed for safety reasons during the design plan phase.

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 to serve this site.
2. The proposed low density residential development at a density of 2.29 du/ac is compatible with other development that has occurred in this area.
3. The sidewalk along Fountain City Road will provide access for the subdivision residents to the Sterchi Greenway that goes through the south portion of the property. The sidewalk will also allow pedestrians on the east side of Fountain City Road to more safely get to the greenway.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan designates this property for low density residential uses with a maximum density 5 du/ac. The PR zoning approved for the property allows consideration of up to 5.0 du/ac . The proposed development with a density of 2.29 du/ac is consistent with the Sector Plan and approved zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 478 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

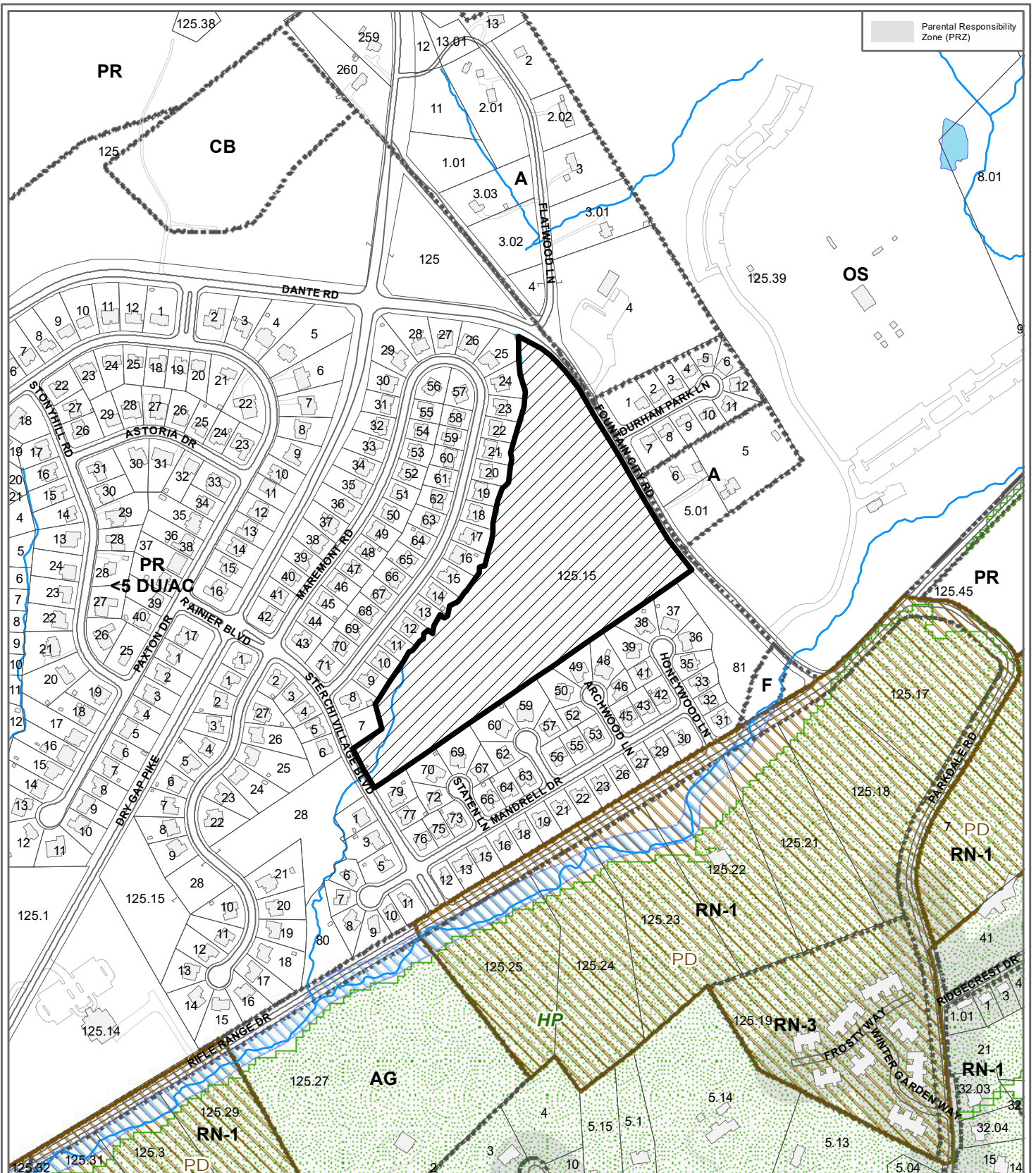
ESTIMATED STUDENT YIELD: 15 (public school children, grades K-12)

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central 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.



**11-J-20-UR / 11-SE-20-C
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Mesana Investments
Undefined



Detached residential subdivision in PR (Planned Residential)

Map No: 57
Jurisdiction: County

Original Print Date: 10/20/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

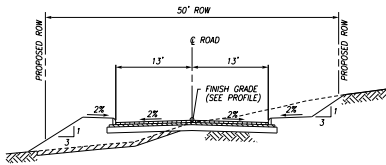


ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL:

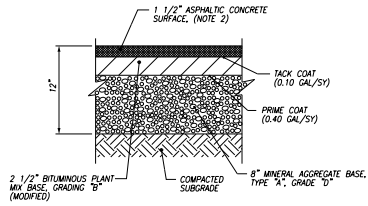
1. INCREASE MAXIMUM INTERSECTION APPROACH GRADE FROM 1% TO 1.5% FOR ROAD "B" AT ROAD "A"

VARIANCE REQUESTS:

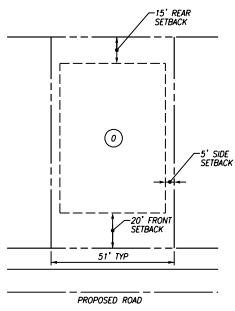
1. REDUCE MINIMUM SPACING BETWEEN ROAD "A" AND DURHAM PARK LANE FROM 400'-FT TO 305'-FT



1
C1
TYPICAL 24' ROAD SECTION
NTS



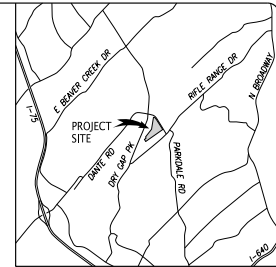
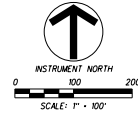
2
C1
ASPHALT PAVEMENT SECTION
NTS



3
C1
TYPICAL INTERIOR LOT
NTS

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 INITIAL PAVEMENT SPECIFICATIONS.
2. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE GRADE "E" MIX FOR ROADS WITH A SLOPE LESS THAN OR EQUAL TO 10%; FOR SLOPES GREATER, USE GRADE "D" MIX.



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM HIGHEST EXISTING CONTOURS ARE AT 2'-FT INTERVALS.
2. PROPERTY CONCERNED REFLECTS PARCEL 12515 AS SHOWN IN KNOX COUNTY CLT MAP 57. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL DISTRICT. TOTAL AREA = 18.82 AC.
- OWNER: WIDE HORIZONS DEVELOPMENT COMPANY
1501 THIRD CREEK ROAD
KNOXVILLE, TN 37921
3. BUILDING SETBACKS ARE 20'-FT IN FRONT, 5'-FT ON SIDE AND 15'-FT IN REAR. PERIPHERAL SETBACK IS 30'-FT.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. 10' UTILITY & IRRIGATION EASEMENT WIDE ROAD FRONTAGE AND 5'0 PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
6. PROPOSED IMPROVEMENTS INCLUDE 26" WIDE PUBLIC ROAD, EXTENDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
7. PROPOSED DENSITY IS 43 DU/18.8 AC. = 2.29 DU/AC.
8. PLANNING CASE NUMBER: 11-SE-20-C/11-J-20-UR.

UTILITY OWNERS:

- WATER & SEWER**
HALLSDALE-POWELL UTILITY DISTRICT (HPUD)
1715 CUMBERLAND ROAD
KNOXVILLE, TN 37918
CONTACT: MR. COLE HEMPHREY
OFFICE PHONE: 865.922.7547
- ELECTRIC**
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMACK
OFFICE PHONE: 865.558.2123
- 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
8233 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MR. WALCORN JONES
OFFICE PHONE: 865.539.8579

ENGINEERING CERTIFICATION:

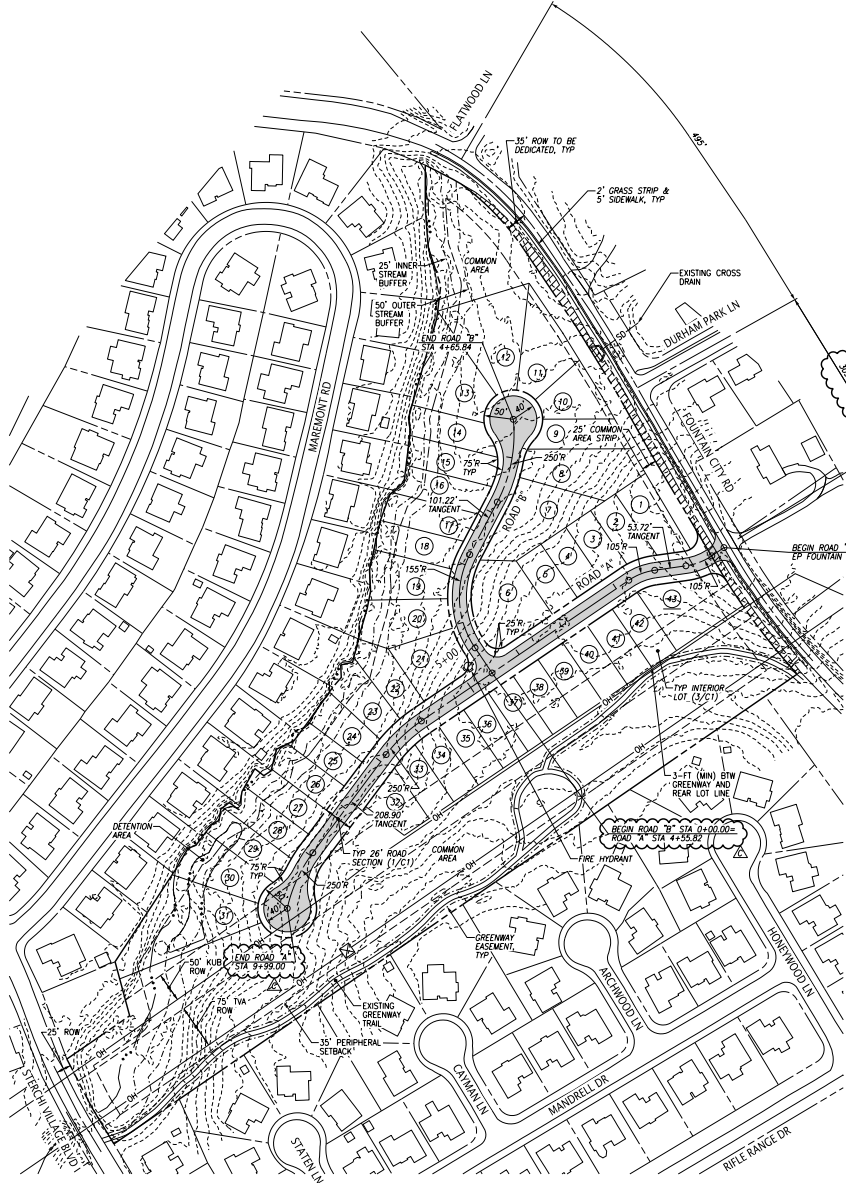
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS,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

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

11-SE-20-C / 11-J-20-UR
Revised: 10/30/2020

LEGEND:

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



FULGHUM
MACINDOE
ASSOCIATES, INC.

10330 HAZEN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6449
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

STERCHI VILLAGE SUBDIVISION
6585 FOUNTAIN CITY ROAD
KNOXVILLE, TENNESSEE 37918

MESANA INVESTMENTS, LLC
P.O. BOX 11116
KNOXVILLE, TN 37939
CONTACT: SCOTT DAVIS
TELEPHONE: 865.693.3356
EMAIL: svd44@gmail.com

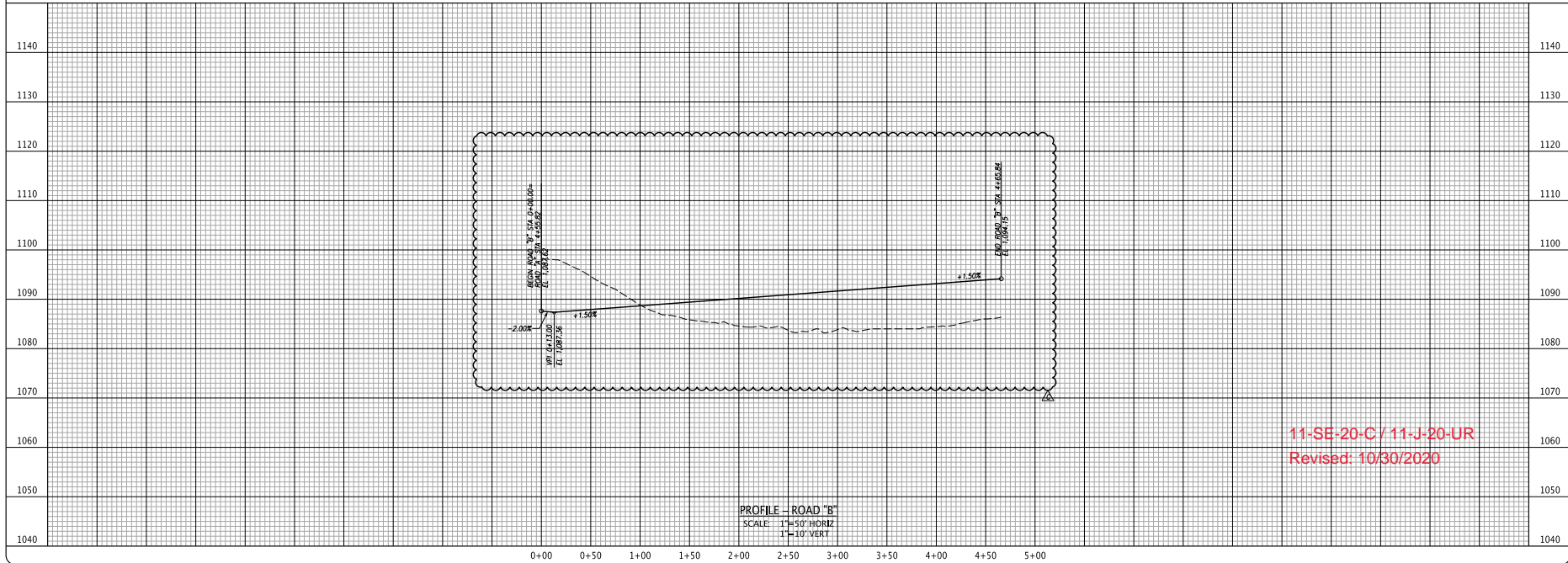
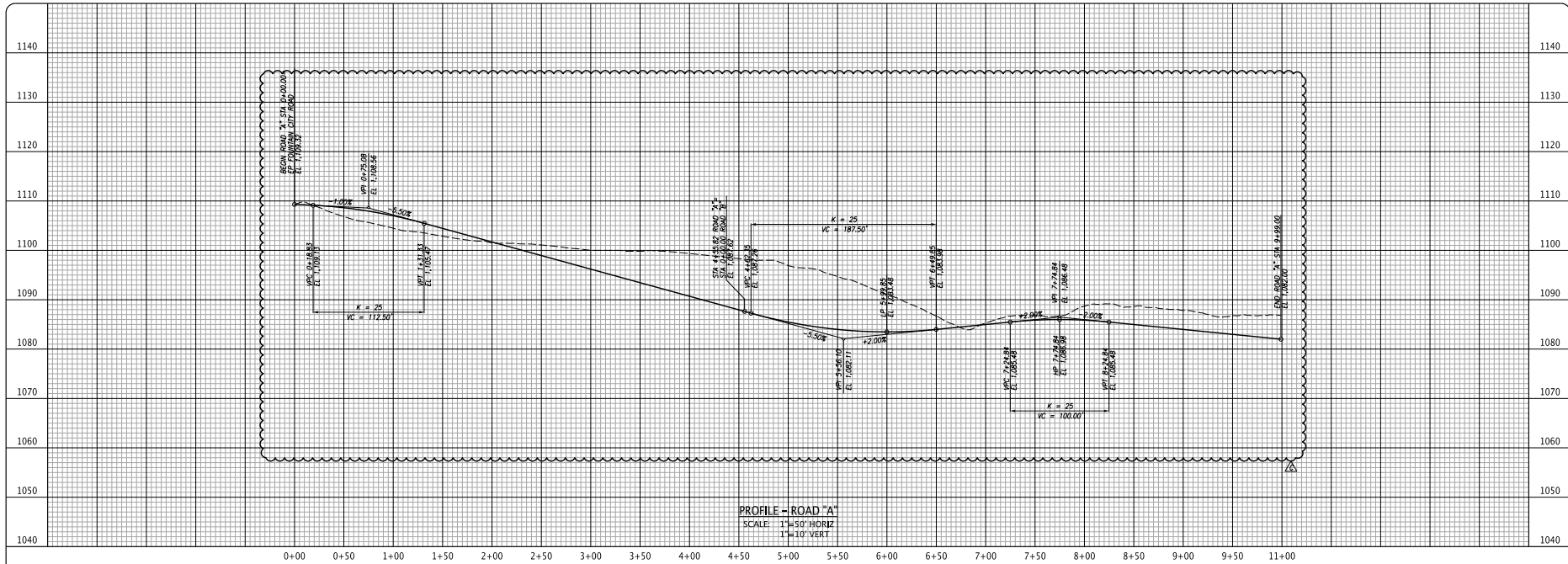
CONCEPT PLAN

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
	JCM	10/20/20	
	JCM	10/26/20	
	WCF	10/26/20	
	WCF	09/28/20	

Project No.	525.019
Date	09/28/20
Scale	1" = 100'
Sheet	C1

File Name: 11-SE-20-C-11-J-20-UR.dwg
Plot Date: 10/30/2020

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11-SE-20-C / 11-J-20-UR
 Revised: 10/30/2020



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

STERCHI VILLAGE SUBDIVISION
 6585 FOUNTAIN CITY ROAD
 KNOXVILLE, TENNESSEE 37918

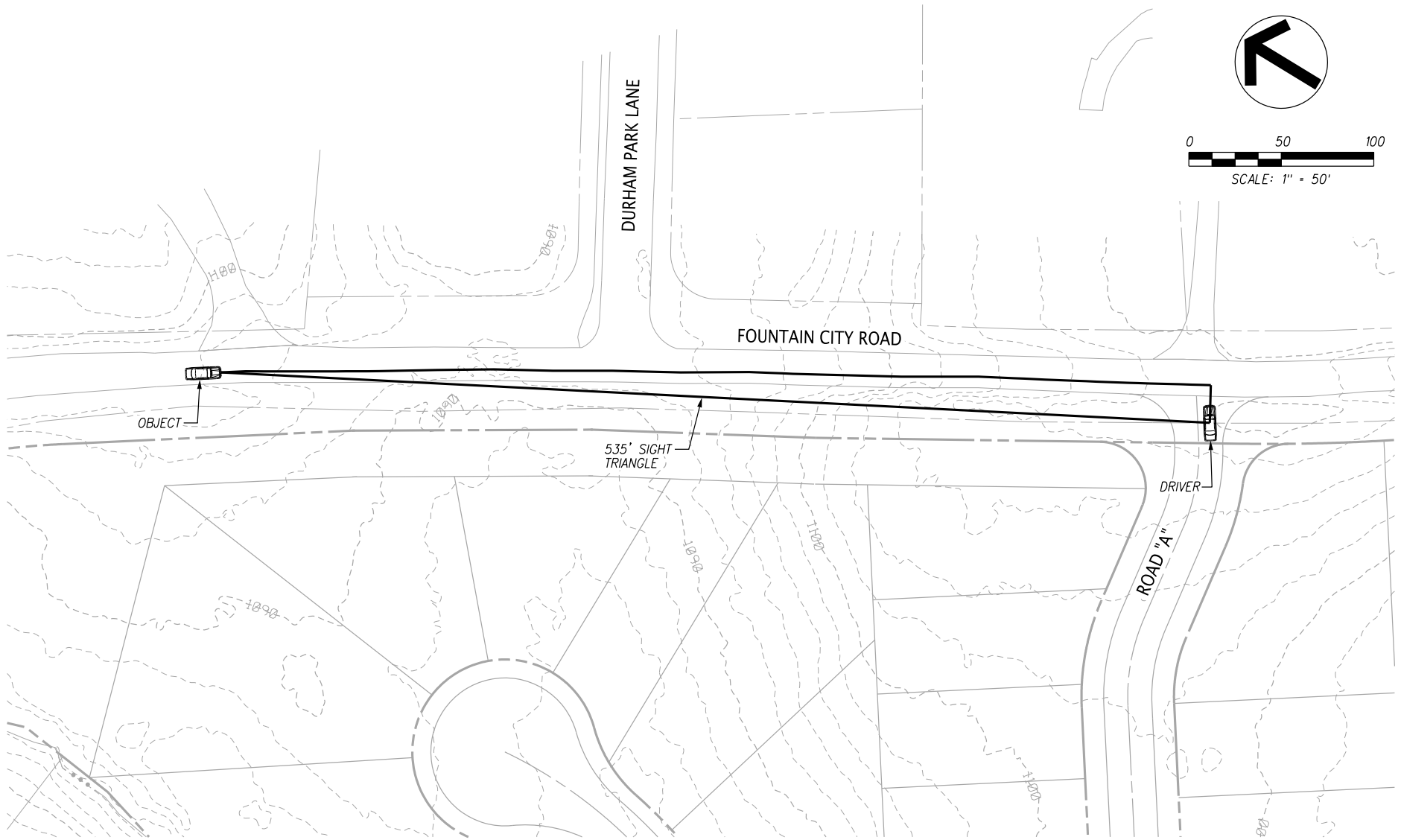
MESANA INVESTMENTS, LLC
 P.O. BOX 1112
 KNOXVILLE, TN 37939
 CONTACT: SCOTT DAVIS
 TELEPHONE NO.: 865.693.3356
 EMAIL: swd444@gmail.com

ROAD PROFILES

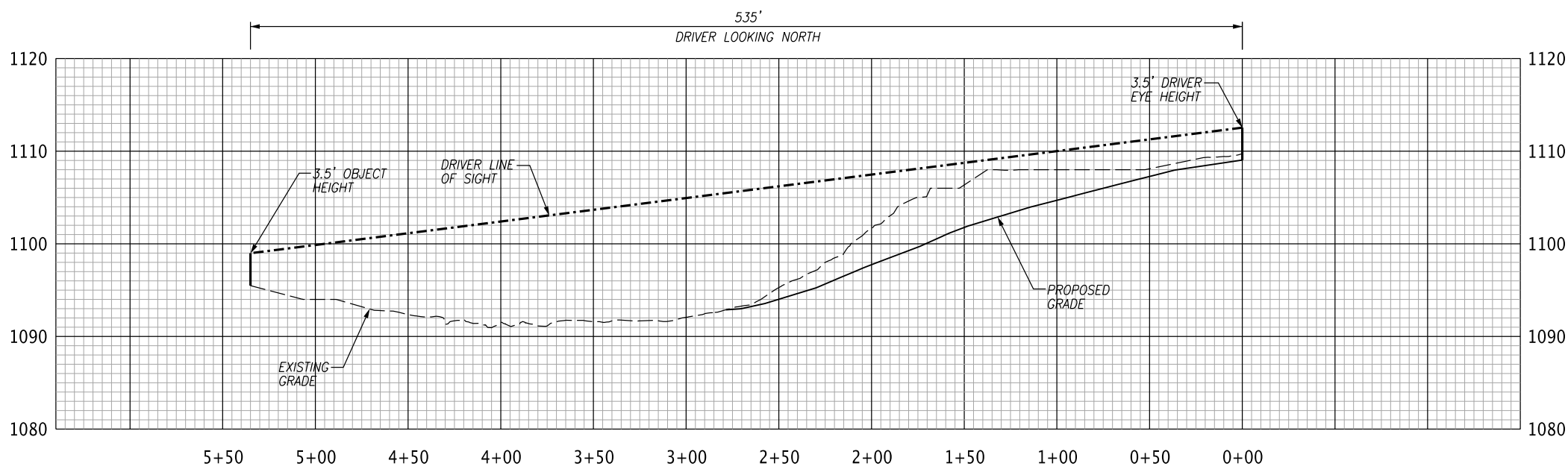
PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
525.019	JCM	10/20/20	ISSUED CONCEPT PLAN
	JCM	10/26/20	REVISED PER LAYOUT CHANGES
	JCM	09/28/20	REVISED PER LAYOUT CHANGES

Project: 525.019
 Date: 09/28/20
 Scale: AS NOTED

Sheet: **C2**



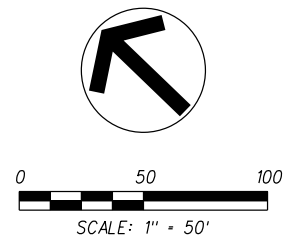
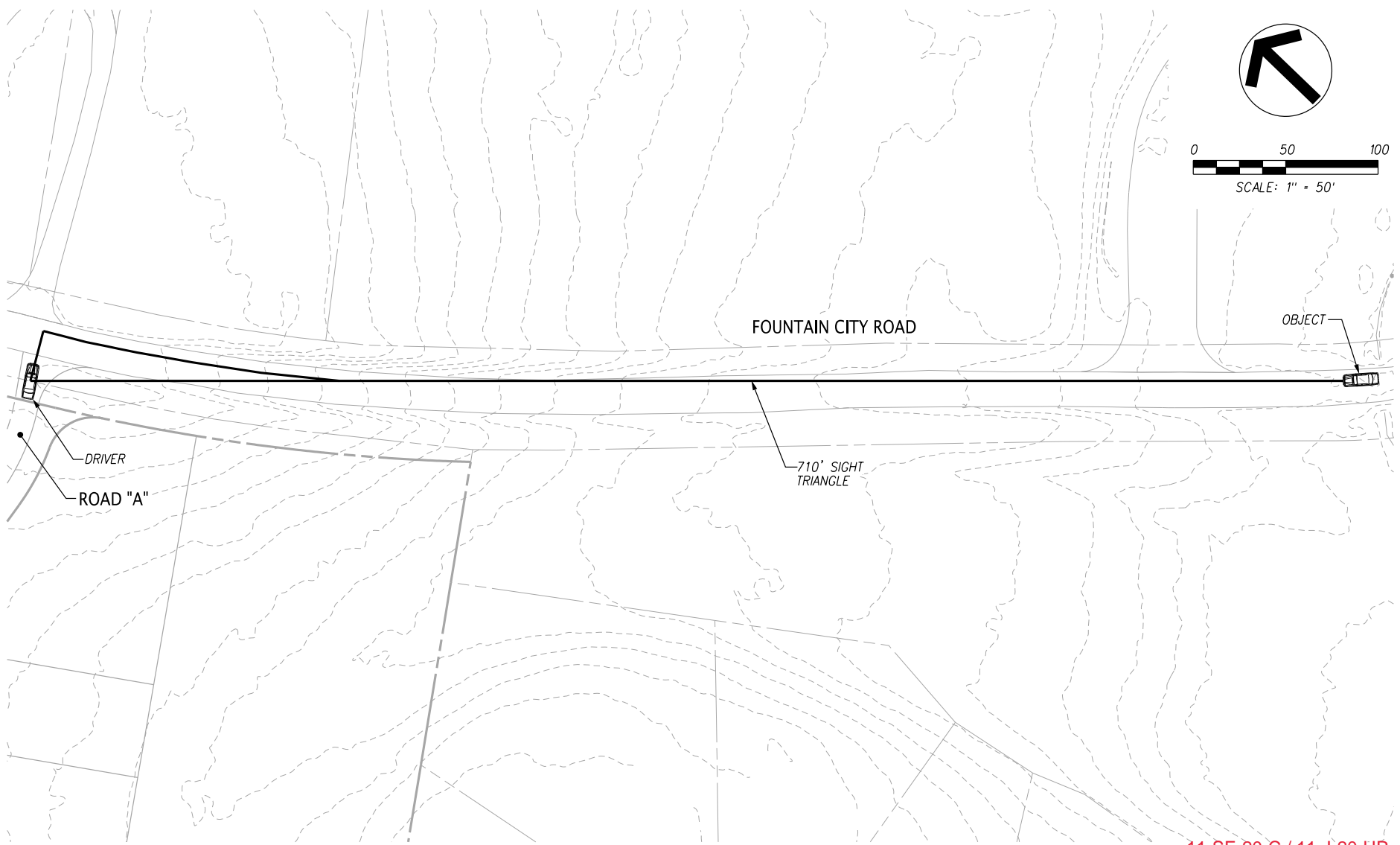
11-SE-20-C / 11-J-20-UR
Revised: 10/30/2020



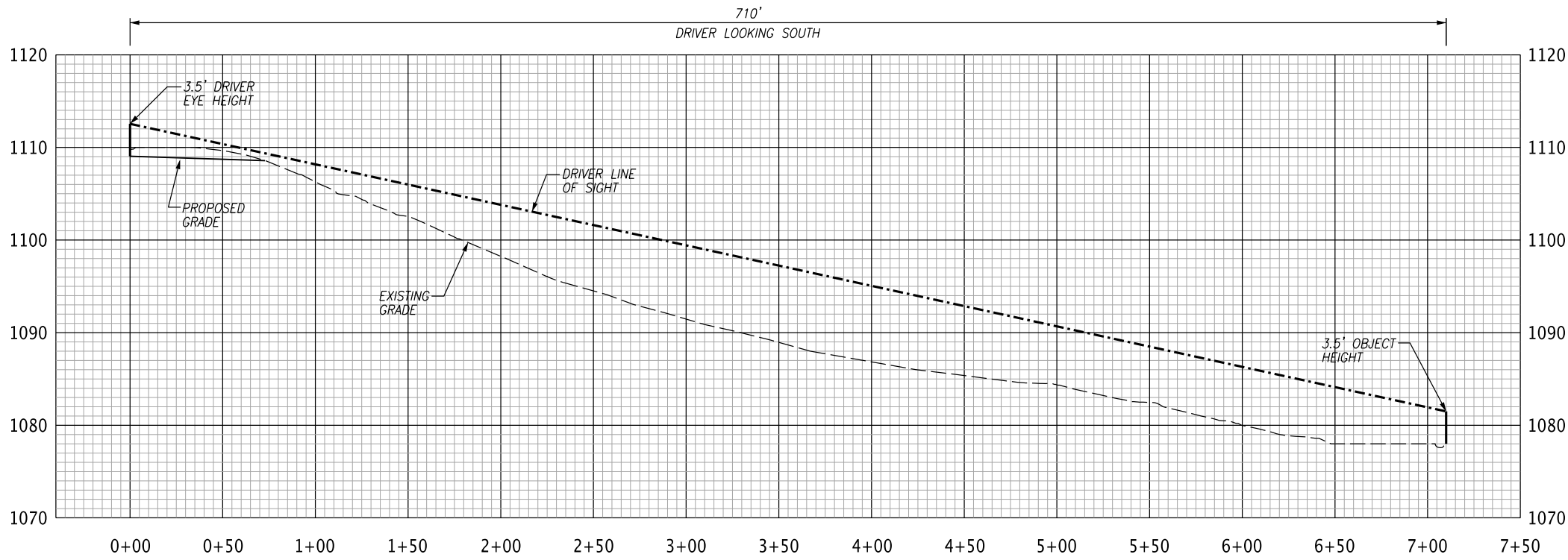
PROFILE - DRIVER LINE OF SIGHT LOOKING NORTH

SCALE: 1"=50' HORIZ
1"=10' VERT

11-SE-20-C / 11-J-20-UR
Revised: 10/30/2020



11-SE-20-C / 11-J-20-UR
Revised: 10/30/2020



PROFILE - DRIVER LINE OF SIGHT LOOKING SOUTH

SCALE: 1"=50' HORIZ
1"=10' VERT

11-SE-20-C / 11-J-20-UR
Revised: 10/30/2020



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Mesana Investments, LLC

Applicant Name		Affiliation
09/28/20	11/12/20	File Number(s) 11-SE-20-C 11-J-20-UR
Date Filed	Meeting Date (if applicable)	

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

Wide Horizons Development Company	1601 Third Creek Road, Knoxville, TN		
Owner Name (if different)	Owner Address	Owner Phone	
6585 Fountain City Road		057 12515	
Property Address	Parcel ID		

STAFF USE ONLY

West side of Fountain City Road, West of Durham Park Lane	18.8 acres		
General Location	Tract Size		
7th district	PR < 5 du/ac		
Jurisdiction (specify district above) <input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District		
North City	LDR	Planned Growth	
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation	
Vacant land	No	HPUD	HPUD
Existing Land Use	Septic (Y/N)	Sewer Provider	Water Provider

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) Single Family

Related City Permit Number(s)

Other (specify) _____

SUBDIVISION REQUEST

Sterchi Village

Proposed Subdivision Name

Unit / Phase Number

Combine Parcels
 Divide Parcel

43

Total Number of Lots Created

Related Rezoning File Number

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change _____
 Proposed Zoning

Plan Amendment Change _____
 Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

Staff Review
 Planning Commission

ATTACHMENTS

Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1

0406

Fee 2

Fee 3

Total

\$3,180

AUTHORIZATION

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

Applicant Signature

Scott Davis

Please Print

Date

865.693.3356

swd444@gmail.com

Phone Number

Email

Staff Signature

Michael Reynolds

Please Print

9/28/2020

Date

VARIANCES REQUESTED



1. Reduce right-of-way from 50-ft to 40-ft along Road "A" and Road "B"

Justify variance by indicating hardship: Property constraints due to TVA / KUB right-of-way

2. Reduce right-of-way from 26-ft to 24-ft along Road "A" and Road "B"

Justify variance by indicating hardship: Property constraints due to TVA / KUB right-of-way

3. Increase maximum intersection approach grade from 1% to 1.5% for Road "B" at Road "A"

Justify variance by indicating hardship: Topography

4. _____

Justify variance by indicating hardship: _____

5. _____

Justify variance by indicating hardship: _____

6. _____

Justify variance by indicating hardship: _____

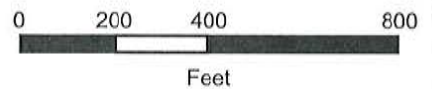
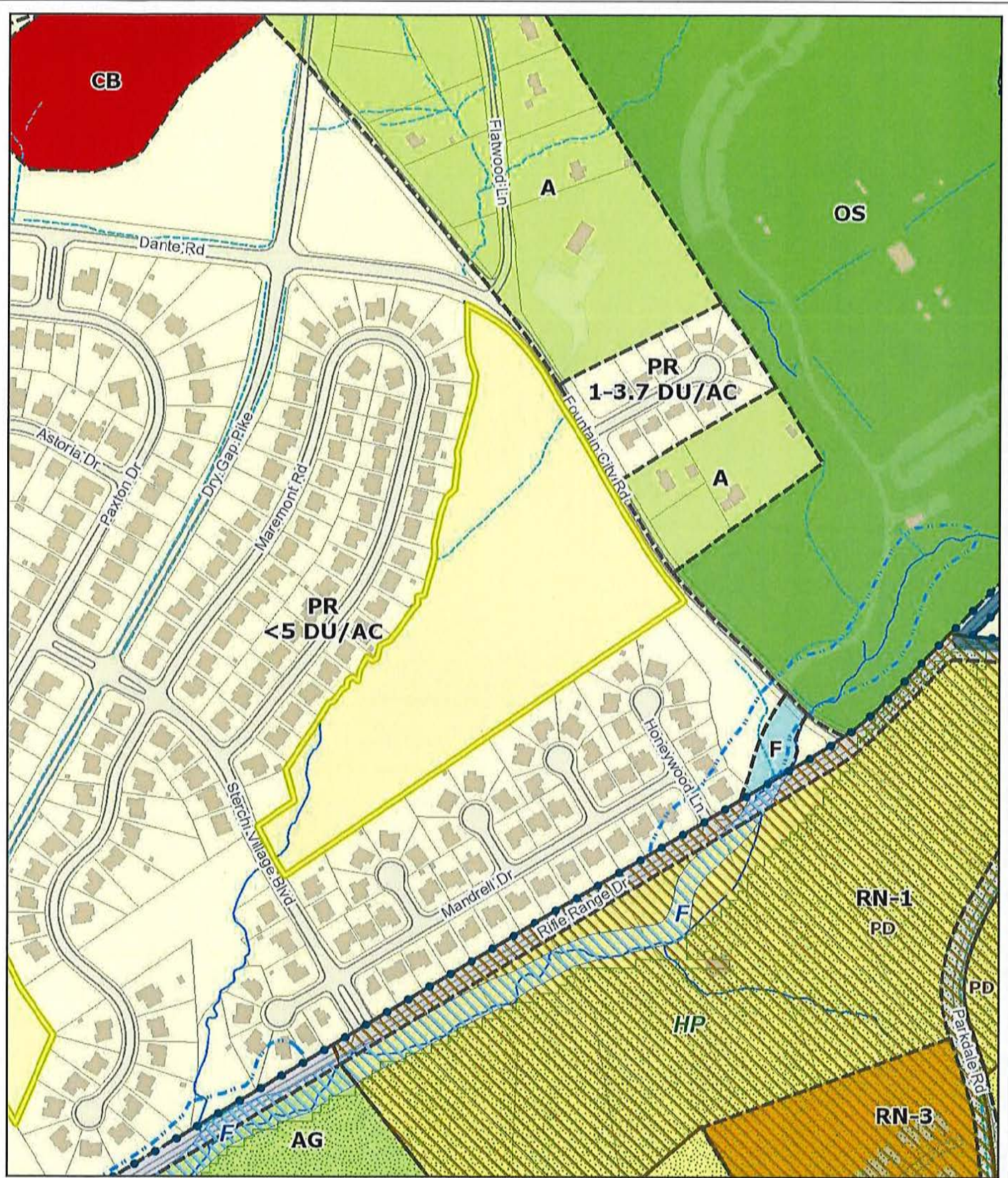
7. _____

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

9/28/20
Date



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