



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 8-SA-21-C

AGENDA ITEM #: 26

8-C-21-UR

AGENDA DATE: 8/12/2021

► **SUBDIVISION:** DORCHESTER, UNIT 2

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

OWNER(S): Eagle Bend Construction, LLC

TAX IDENTIFICATION: 78 035 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7509 Carpenter Rd.

► **LOCATION:** West side of Carpenter Road, north of W. Emory Road, east of Yount Road

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 2.08 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 -- PR (Planned Residential)
South: Residences -- PR (Planned Residential)
East: Residences -- A (Agricultural)
West: Vacant land -- A (Agricultural)

► **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: Fulghum MacIndoe & Associates, Inc.

ACCESSIBILITY: Access is via Carpenter Rd., a minor collector street with a 16' pavement width within 50' right-of-way.

► **SUBDIVISION VARIANCES
REQUIRED:** See the previous Concept Plan approval (9-SC-19-C / 9-J-19-UR)

STAFF RECOMMENDATION:

► **Approve the Concept Plan subject to 6 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Verifying the total number of allowed residential lots when the subdivision is platted using the surveyed acreage of the property. The total number of lots is based on the maximum density of 4 du/ac of the approved PR zoning. The concept plan states the property is 19.46 acres and the proposed 79 lots has a density of 4.06 du/ac which is greater than the approved zoning density. The surveyed acreage of the development must be a

minimum of 19.75 acres to allow 79 lots, otherwise total number of lots must be reduced to be compliant with the zoning on the property.

4. Meeting all conditions of Concept Plan approval for the Dorchester (Unit 1) subdivision (9-SC-19-C), including but not limited to widening Carpenter Road from the subdivision entrance south to the entrance for Carpenter Ridge subdivision (Ridgewalk Lane), establishing the minimum sight distance at the subdivision entrance in both directions along Carpenter Road, obtaining off-site grading easements if needed for the construction of the entrance road (Road A), installation of sidewalks as identified on the concept plan, and providing the required sinkhole buffer, if necessary, on the final plat.

5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, any amenities and the drainage system.

6. 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 9 detached dwelling units on individual lots for Unit 2 of the Dorchester subdivision (up to 79 lots total), 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 criteria for approval of a use on review.

COMMENTS:

This proposal is for 9 additional lots to the Dorchester subdivision that was approved for 70 lots in 2019 (9-SC-19-C / 9-J-19-UR). The 2019 approval had a condition that if any additional lots are created in this subdivision, a traffic impact study must be submitted for review and approval. Staff determined that a transportation impact letter (TIL) is sufficient for this project, which was submitted by the applicant's engineer (Fulghum MacIndoe). The 2019 concept plan approval required the developer to widen Carpenter Road to a minimum of 18-FT from the subdivision entrance to Ridgewalk Lane (Carpenter Ridge subdivision)

The purpose of the TIL is primarily to evaluate the access point of the subdivision at Carpenter Road because of concern with the available sight distance looking north. The subdivision regulations require a minimum sight distance of 300-FT because the road speed limit is 30-MPH and the minimum stopping sight distance according to AASHTO is 200-FT. The TIL states there is only 54-FT of sight distance looking north because of a combination of trees and vegetation that is in the right-of-way and the slope of the ditch along Carpenter Road. The developer will be required to certify that sight distance can be obtained during permitting.

The total area of the subdivision according to the concept plan is 19.46 acres, which will only allow up to 78 lots based on the PR up to 4 du/ac zoning. Because the proposed density of 4.06 du/ac is so close to meeting the maximum allowed by the zoning, staff is recommending approval of the requested 79 lots with a condition that the maximum number of lots permitted be determined when the property is platted, which will provide the most accurate total acreage of the development.

This subdivision was originally approved before the Knox County sidewalk ordinance was adopted (Chapter 54, Article IV). The sidewalk was proposed as an amenity feature and the installation of the sidewalk was a condition of the approval. The planning commission also approved a reduction of the road pavement width from 26-FT to 22-FT. The sidewalks and roads were previously approved and are not part of this review.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northwest County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac. The proposed subdivision has a density of 4.06 du/ac.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project

by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed subdivision will have detached residential lot sizes that are comparable to those in existing and recently developed subdivisions in the area.

C. The property was rezoned to PR up to 4 du/ac and the proposed subdivision has a density of 4.06 du/ac. The total acreage of the development will be verified when the property is platted and must be a minimum of 19.75 acres to allow 79 lots.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed single-family detached subdivision has a similar character as other residential subdivisions in this area. The individual house lots created along Carpenter Road have larger lot sizes because the properties are zoned A (Agricultural) which has a 1-acre minimum lot size.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The use of the property for single-family residential should not significantly injure the value of the adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development will have direct access to Carpenter Road which is a minor collector street.

B. The developer is required to widen Carpenter Road to a minimum of 18-FT from the subdivision entrance to Ridgewalk Lane.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

B. The developer must certify that the required sight distance can be obtained in both directions on Carpenter Road at the subdivision entrance.

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.

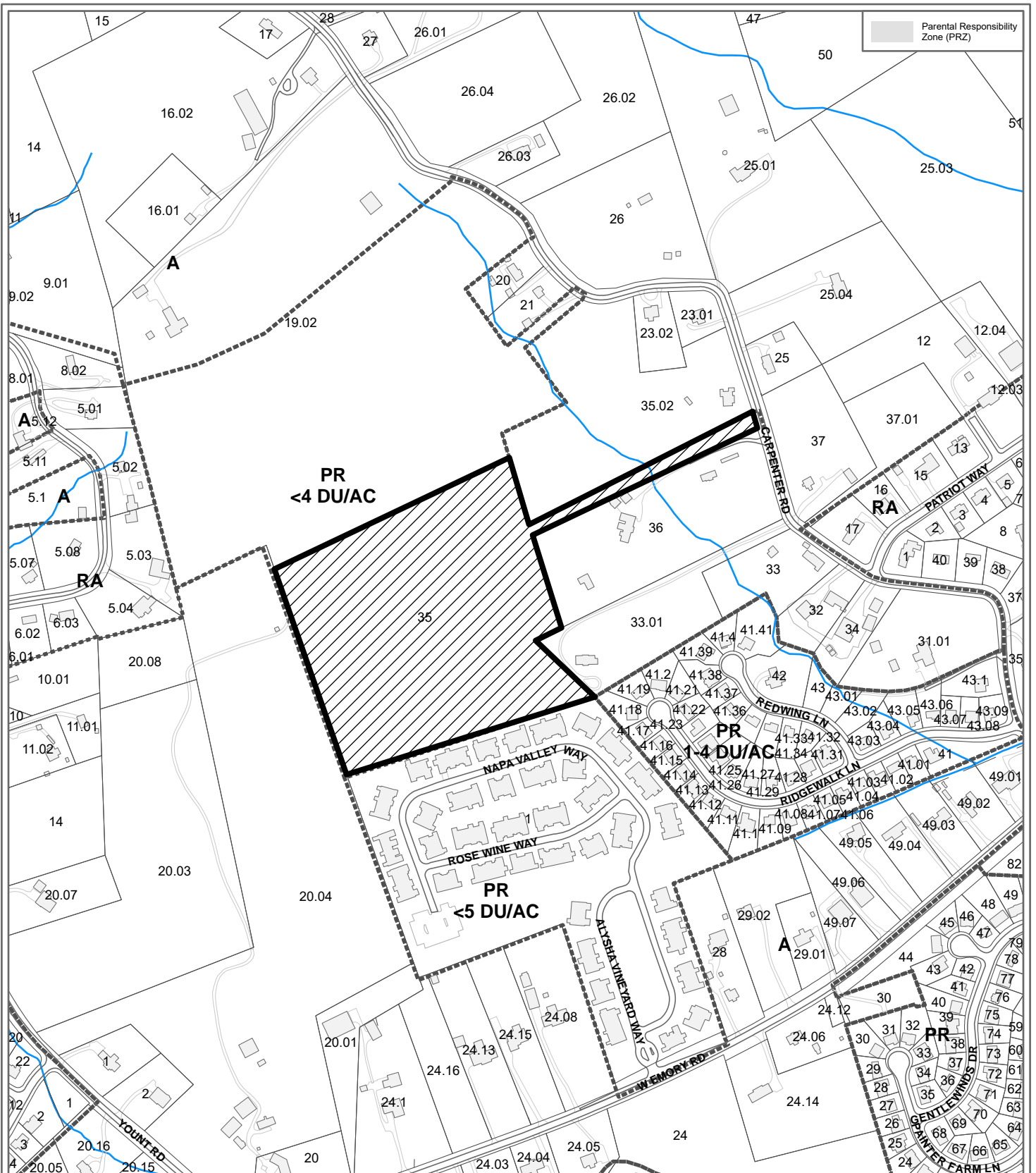
ESTIMATED STUDENT YIELD: 4 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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.

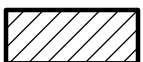
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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-SA-21-C / 8-C-21-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Mesana Investments, LLC



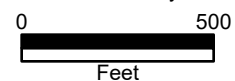
Single-family in PR (Planned Residential)

Original Print Date: 7/6/2021
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 78

Jurisdiction: County



8-C-21-UR

	Acres
Non-Hillside Portions	19.44

Hillside and Ridgetop Protection Area

Value	Percent Slope	Count	Acres
1	0%-15%	79	0.05
2	15%-25%	119	0.07
3	25%-40%	39	0.02
4	>40%	3	0.00
			0.14

Ridgetop Area	0
----------------------	----------

Site Total	19.58
-------------------	--------------



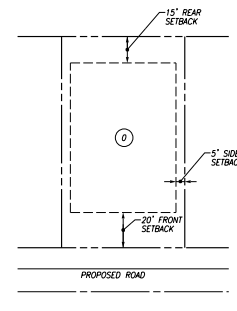
APPROVED VARIANCES:

- VARIANCES LISTED BELOW WERE APPROVED ON 10/10/19 AS PART OF PLANNING CASE 9-SC-19-C/9-J-19-UR:
- CORNER RADIUS VARIANCES FOR THE RIGHT-OF-WAY AT THE INTERSECTION OF ROAD "A" AND CARPENTER ROAD FROM 25-FT TO 0-FT.
- HORIZONTAL CURVE CENTER LINE VARIANCE ON ROAD "A" BETWEEN STA 16+21.3 AND STA 18+41.15, FROM 250-FT TO 150-FT.
- HORIZONTAL CURVE CENTER LINE VARIANCE ON ROAD "A" BETWEEN STA 20+89.27 AND STA 23+60.37, FROM 250-FT TO 175-FT.
- HORIZONTAL CURVE CENTER LINE VARIANCE ON ROAD "A" BETWEEN STA 25+69.94 AND STA 28+28.41, FROM 250-FT TO 175-FT.

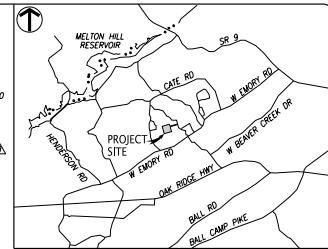
APPROVED ALTERNATIVE DESIGN STANDARDS:

- ALTERNATIVE DESIGN STANDARDS LISTED BELOW WERE APPROVED ON 10/10/19 AS PART OF PLANNING CASE 9-SC-19-C/9-J-19-UR.
- RIGHT-OF-WAY WIDTH REDUCTION FOR ROAD "A" FROM 50-FT TO 48.67-FT FROM CARPENTER ROAD TO THE EASTERN BOUNDARY LINE FOR THE SUBDIVISION AT LOT 48 (LOT 48 IS NOW LOT 44).
- STREET PAVEMENT REDUCTION FOR ROAD "A" FROM 26-FT TO 20-FT FROM CARPENTER ROAD TO THE EASTERN BOUNDARY LINE FOR THE SUBDIVISION AT LOT 48 (LOT 48 IS NOW LOT 44).
- STREET PAVEMENT REDUCTION FOR ROAD "A" FROM 26-FT TO 22-FT FROM THE EASTERN BOUNDARY LINE FOR THE SUBDIVISION AT LOT 48 TO ITS TERMINUS AT STA 32+33.82 (LOT 48 IS NOW LOT 44).
- STREET PAVEMENT REDUCTION FOR ROAD "B" FROM 26-FT TO 22-FT.
- INTERSECTION GRADE WALKER FOR ROAD "A" BETWEEN STA 31+40.00 AND STA 32+33.82 FROM 18-UP TO 2E.

8-SA-21-C / 8-C-21-UR
7/23/2021



1
C1
TYPICAL INTERIOR LOT
NTS



NOTES:

- THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS, LLC DATED NOVEMBER 10, 2004. THE TOPOGRAPHIC DATA WAS TAKEN FROM KGS.
- PROPERTY CONCERNED REFLECTS PARCEL 078.035 AS SHOWN IN KNOX COUNTY CLT MAP 078. ZONING FOR THE PROPERTY IS R90, PLANNED RESIDENTIAL DISTRICT. TOTAL AREA = ±19.46 AC.
- BUILDING SETBACKS ARE 20-FT IN FRONT, 5-FT ON SIDE, AND 15-FT IN REAR. THE PERIPHERAL SETBACK IS 20-FT. (REDUCED PERIPHERAL SETBACK WAS APPROVED ON 10/10/19 AS PART OF PLANNING CASE 9-SC-19-C/9-J-19-UR).
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- 10-FT UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5-FO PERIMETER LOT LINES, 5-FT EACH SIDE OF ALL INTERIOR LOT LINES.
- UNIT 1 = 70 LOTS (17.38 AC)
UNIT 2 = 9 LOTS (2.08 AC)
TOTAL = 79 LOTS (19.46 AC)
- PROPOSED OVERALL DENSITY IS 79 DU/19.46 AC = 4.06 DU/AC
- PLANNING CASE NUMBER: 8-SA-21-C/8-C-21-UR

UTILITY OWNERS:

WATER & SEWER
WEST KNOX UTILITY DISTRICT (WKUD)
P.O. BOX 51370
KNOXVILLE, TN 37950-1370
CONTACT: MR. WAYNE HASTINGS
OFFICE PHONE: 865.690.2521

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
A&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MR. VAUGHN 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 MCCALL, P.E.
TENNESSEE CERTIFICATE NO. 120322

LEGEND:

- PROPOSED LOT NUMBER
- PROPERTY/ROW LINE
- BUILDING SETBACK
- DETAL REF (DETAIL NO/SHT NO)
- TYPICAL



10330 HARDEN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

DORCHESTER SUBDIVISION UNIT 2
7500 CARPENTER ROAD
KNOXVILLE, TENNESSEE 37931

MESANA INVESTMENTS, LLC
P.O. BOX 11316
KNOXVILLE, TN 37939
CONTACT: MR. SCOTT DAVIS
TELEPHONE NO.: 865.693.3356
EMAIL: swd444@gmail.com

CONCEPT PLAN

DESIGNED BY	DRAWN BY	DATE
JCM	JCM	07/23/21
REVISION	DATE	REVISION/ISSUE
1	06/23/21	ISSUED CONCEPT PLAN
2	06/23/21	REVISION/ISSUE
3	06/23/21	REVISION/ISSUE
4	06/23/21	REVISION/ISSUE
5	06/23/21	REVISION/ISSUE
6	06/23/21	REVISION/ISSUE
7	06/23/21	REVISION/ISSUE
8	06/23/21	REVISION/ISSUE
9	06/23/21	REVISION/ISSUE
10	06/23/21	REVISION/ISSUE
11	06/23/21	REVISION/ISSUE
12	06/23/21	REVISION/ISSUE
13	06/23/21	REVISION/ISSUE
14	06/23/21	REVISION/ISSUE
15	06/23/21	REVISION/ISSUE
16	06/23/21	REVISION/ISSUE
17	06/23/21	REVISION/ISSUE
18	06/23/21	REVISION/ISSUE
19	06/23/21	REVISION/ISSUE
20	06/23/21	REVISION/ISSUE
21	06/23/21	REVISION/ISSUE
22	06/23/21	REVISION/ISSUE
23	06/23/21	REVISION/ISSUE
24	06/23/21	REVISION/ISSUE
25	06/23/21	REVISION/ISSUE
26	06/23/21	REVISION/ISSUE
27	06/23/21	REVISION/ISSUE
28	06/23/21	REVISION/ISSUE
29	06/23/21	REVISION/ISSUE
30	06/23/21	REVISION/ISSUE
31	06/23/21	REVISION/ISSUE
32	06/23/21	REVISION/ISSUE
33	06/23/21	REVISION/ISSUE
34	06/23/21	REVISION/ISSUE
35	06/23/21	REVISION/ISSUE
36	06/23/21	REVISION/ISSUE
37	06/23/21	REVISION/ISSUE
38	06/23/21	REVISION/ISSUE
39	06/23/21	REVISION/ISSUE
40	06/23/21	REVISION/ISSUE
41	06/23/21	REVISION/ISSUE
42	06/23/21	REVISION/ISSUE
43	06/23/21	REVISION/ISSUE
44	06/23/21	REVISION/ISSUE
45	06/23/21	REVISION/ISSUE
46	06/23/21	REVISION/ISSUE
47	06/23/21	REVISION/ISSUE
48	06/23/21	REVISION/ISSUE
49	06/23/21	REVISION/ISSUE
50	06/23/21	REVISION/ISSUE
51	06/23/21	REVISION/ISSUE
52	06/23/21	REVISION/ISSUE
53	06/23/21	REVISION/ISSUE
54	06/23/21	REVISION/ISSUE
55	06/23/21	REVISION/ISSUE
56	06/23/21	REVISION/ISSUE
57	06/23/21	REVISION/ISSUE
58	06/23/21	REVISION/ISSUE
59	06/23/21	REVISION/ISSUE
60	06/23/21	REVISION/ISSUE
61	06/23/21	REVISION/ISSUE
62	06/23/21	REVISION/ISSUE
63	06/23/21	REVISION/ISSUE
64	06/23/21	REVISION/ISSUE
65	06/23/21	REVISION/ISSUE
66	06/23/21	REVISION/ISSUE
67	06/23/21	REVISION/ISSUE
68	06/23/21	REVISION/ISSUE
69	06/23/21	REVISION/ISSUE
70	06/23/21	REVISION/ISSUE
71	06/23/21	REVISION/ISSUE
72	06/23/21	REVISION/ISSUE
73	06/23/21	REVISION/ISSUE
74	06/23/21	REVISION/ISSUE
75	06/23/21	REVISION/ISSUE
76	06/23/21	REVISION/ISSUE
77	06/23/21	REVISION/ISSUE
78	06/23/21	REVISION/ISSUE
79	06/23/21	REVISION/ISSUE
80	06/23/21	REVISION/ISSUE
81	06/23/21	REVISION/ISSUE
82	06/23/21	REVISION/ISSUE
83	06/23/21	REVISION/ISSUE
84	06/23/21	REVISION/ISSUE
85	06/23/21	REVISION/ISSUE
86	06/23/21	REVISION/ISSUE
87	06/23/21	REVISION/ISSUE
88	06/23/21	REVISION/ISSUE
89	06/23/21	REVISION/ISSUE
90	06/23/21	REVISION/ISSUE
91	06/23/21	REVISION/ISSUE
92	06/23/21	REVISION/ISSUE
93	06/23/21	REVISION/ISSUE
94	06/23/21	REVISION/ISSUE
95	06/23/21	REVISION/ISSUE
96	06/23/21	REVISION/ISSUE
97	06/23/21	REVISION/ISSUE
98	06/23/21	REVISION/ISSUE
99	06/23/21	REVISION/ISSUE
100	06/23/21	REVISION/ISSUE

Project
525.013

Date
06/23/21

Scale
1"=60'

Sheet
C1



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

6/28/2021
Date Filed

August 12, 2021

Meeting Date (if applicable)

File Number(s)

8-SA-21-C
8-C-21-WR

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

Eagle Bend Development, LLC

P.O. Box 11315, Knoxville, TN 37939

865.693.3356

Owner Name (if different)

Owner Address

Owner Phone

7509 Carpenter Road

078.035

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Carpenter Rd., North of (part of) 2.08 acres
General Location W. Emory Rd., east of Yount Rd. Tract Size

☐ City ☒ County 6th District PR < 4/du/ac Ag For Vac
 Existing Land Use

Northwest
Northeast County
Planning Sector

LDR
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

December 2020

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

Dorchester

Related Rezoning File Number

Proposed Subdivision Name

2

9

☐ Combine Parcels☒ Divide Parcel

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning

Pending Plat File Number

☐ 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)☐ Use on Review / Special Use (Concept Plan)☐ Traffic Impact Study☐ COA Checklist (Hillside Protection)

Fee 1

Total

0406 | 1300.00

Fee 2

Fee 3

#1300.00

AUTHORIZATION

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

Applicant Signature

Scott Davis

6-21-2021

Please Print

Date

865.693.3356

swd444@gmail.com

Phone Number

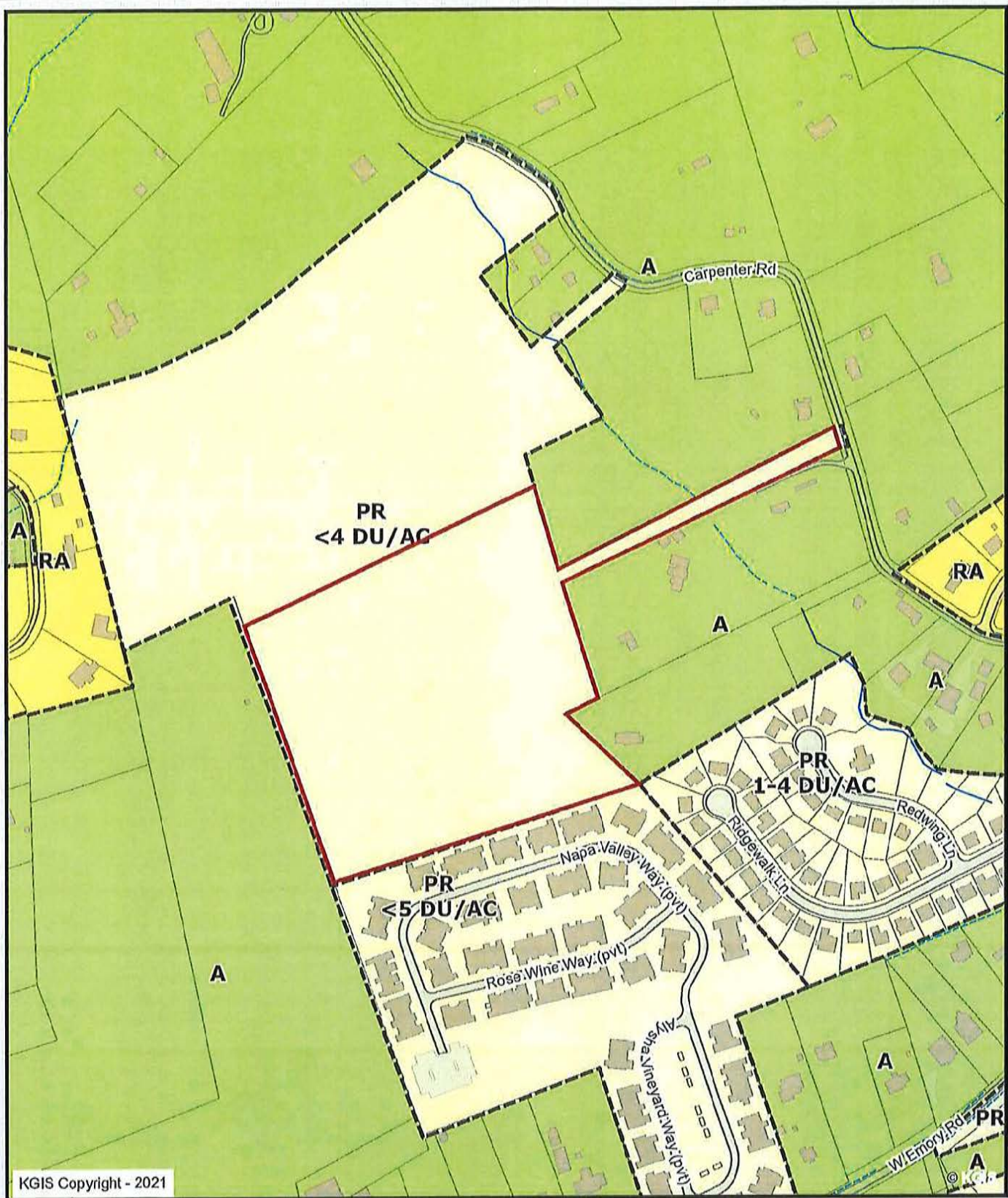
Email

Staff Signature

Please Print

Date

6/28/2021 swm

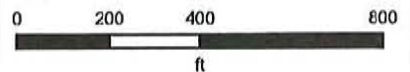


7509 Carpenter Rd.

Knoxville - Knox County - KUB Geographic Information System



Printed: 6/22/2021 at 9:47:35 AM



KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



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

Please print or type in black ink:

[illegible]

If more space is needed, attach additional sheets.

VARIANCES REQUESTED



1. Reduce ROW radius from 25-ft to 0-ft at Intersection of Road "A" and Carpenter Road

Justify variance by Indicating hardship: Property constraints

2. Reduce horizontal curve radius from 250-ft to 150-ft from STA 16+17.66 to STA 18+35.61 along Road "A"

Justify variance by Indicating hardship: Property constraints

3. Reduce horizontal curve radius from 250-ft to 175-ft from STA 20+65.10 to STA 23+36.25 along Road "A"

Justify variance by Indicating hardship: Property constraints

4. Reduce horizontal curve radius from 250-ft to 175-ft from STA 25+48.53 to STA 27+86.49 along Road "A"

Justify variance by Indicating hardship: Property constraints

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.

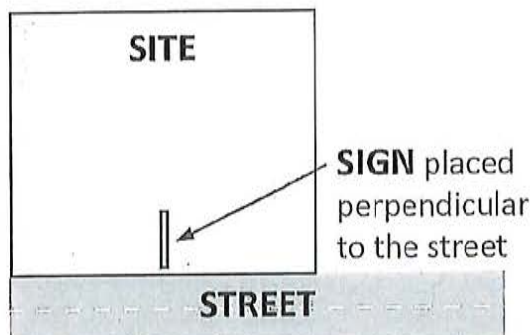
A handwritten signature in black ink, appearing to be 'J. L. Brown'.

Signature

6-21-2021

Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

July 28 (Wed) and Aug 13 (Fri)
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments, LLC

Date: 6/22/2021

File Number: _____



Sign posted by Staff

Sign posted by Applicant