

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 12-SB-22-C

AGENDA ITEM #: 32

12-B-22-DP

AGENDA DATE: 12/8/2022

► **SUBDIVISION:** FOX ROAD SUBDIVISION

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

OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 143 11201,112

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 504 FOX RD (0 Fox Rd)

► **LOCATION:** East side of Fox Rd, south of Castleglen Ln

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking Creek

► **APPROXIMATE ACREAGE:** 23.6 acres

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

► **EXISTING LAND USE:** Single Family Residential

► **PROPOSED USE:** Detached residential lots

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant -- PR (Planned Residential) up to 3 du/ac, RA (Low Density Residential), A (Agricultural)
South: Single family residential, public/quasi public land, rural residential -- A (Agricultural)
East: Agriculture/forestry/vacant -- A (Agricultural)
West: Rural residential, single family residential, right-of-way -- RA (Low Density Residential), A (Agricultural), ROW (Right-of-Way)

► **NUMBER OF LOTS:** 90

SURVEYOR/ENGINEER: Mesana Investments, LLC

ACCESSIBILITY: Access is via Fox Road, a minor collector street with a 30-ft pavement width within a right-of-way with varying width.

► **SUBDIVISION VARIANCES REQUIRED:**

VARIANCES

1. Reduce the minimum intersection separation from 300' to 255' from the centerlines of Road 'A' and Foxvue Road
2. Reduce the minimum vertical curve K value from K=25 to K=18.96 at STA 11+21.67, Road 'B'
3. Increase the intersection grade from 1% to 3.91% along Road 'A' at its intersection with Fox Road

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve from 250' to 200' on Road 'A'

at STA 1+21

2. Reduce the minimum horizontal curve from 250' to 200' on Road 'A' at STA 11+97

3. Reduce the minimum horizontal curve from 250' to 200' on Road 'B' at STA 0+81

4. Reduce the minimum horizontal curve from 250' to 200' on Road 'B' at STA 3+07

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

**** See the Requested Variances and Alternative Design Standards memo attached to the staff report.**

STAFF RECOMMENDATION:

- **Approve variance #1 & 2 and the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works and the City of Knoxville Department of Engineering. [REVISED 12/6/2022]**

Approve variance #3 subject to providing justification for the intersection grade using AASHTO standards during the design plan phase with review and approval by the City of Knoxville Department of Engineering. [REVISED 12/6/2022]

Approve the Concept Plan subject to 9 conditions.

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Providing the stream buffers on the Final Plat, shown on lots 10-12, unless documentation to Knox County Engineering and Public Works during the design plan phase that this is a wet weather conveyance.
- 4) Implementing the recommendations of the Fox Road Subdivision Transportation Impact Study (AJAX Engineering, revised November 2022) as revised and approved by Planning and Knox County Engineering and Public Works staff (see Exhibit A).
- 5) Obtaining all necessary permits from the City of Knoxville for work within the Fox Road right-of-way.
- 6) Certifying that the required sight distance is available along Fox Road in both directions at the Road 'A' intersection, with documentation provided to the City of Knoxville Department of Engineering for review and approval during the design plan phase.
- 7) If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
- 8) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the City of Knoxville Department of Engineering.
- 9) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

- **Approve the development plan for a residential subdivision with up to 90 detached dwellings, subject to 1 condition.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

SUMMARY OF PROPOSAL

This proposal is for a 90-lot residential development on 23.6 acres at a density of 3.8 du/ac. The area labeled "Future Development" on the north side of the entrance is being purchased by the applicant but was inadvertently left off the rezoning application for the subject property that was approved PR up to 4 du/ac in October 2022 (9-D-22-RZ). The rezoning request for the "Future Development" area is also on the December

agenda (12-M-22-RZ), and if approved, the applicant intends to propose an additional 4 house lots, for a total of 94 lots for the Fox Road Subdivision.

VARIANCES AND ALTERNATIVE DESIGN STANDARDS -- [REVISED 12/6/2022]

The applicant is requesting several road design variances and alternative design standards ("variances"). The intersection separation variance is supported by staff because it does not pose a safety hazard, as outlined in the conclusion and recommendations of the TIS (Exhibit A). The requested Road 'A' intersection grade of 3.91% must be justified during the design plan phase using AASHTO standards. The City and County engineering departments have the authority to approve an intersection grade up to 3% as an alternative design standard, which does not require approval by the Planning Commission. An intersection grade above 3% requires a variance approval by the Planning Commission. If the proposed 3.91% intersection grade cannot be justified using AASHTO, the grade must be reduced to a grade that can be justified.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 4 du/ac:

- a) The PR zone allows houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 4 du/ac. The proposed density is 3.8 du/ac.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – The development will consist of detached houses, which is the same as other nearby residential developments.
- b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development is exclusively detached, single-family houses, which does not diversify the housing mix in the area. It is unknown if the price ranges will vary from nearby residential developments

3) NORTHWEST COUNTY SECTOR PLAN

- a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed density is 3.8 du/ac.
- b) There are 17.24 acres of the 23.6-acre property in the HP (Hillside Protection) area. The slope analysis recommends a maximum of 10.8 acres of land disturbance within the HP area. The development, as proposed, will disturb the entire HP area.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

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.

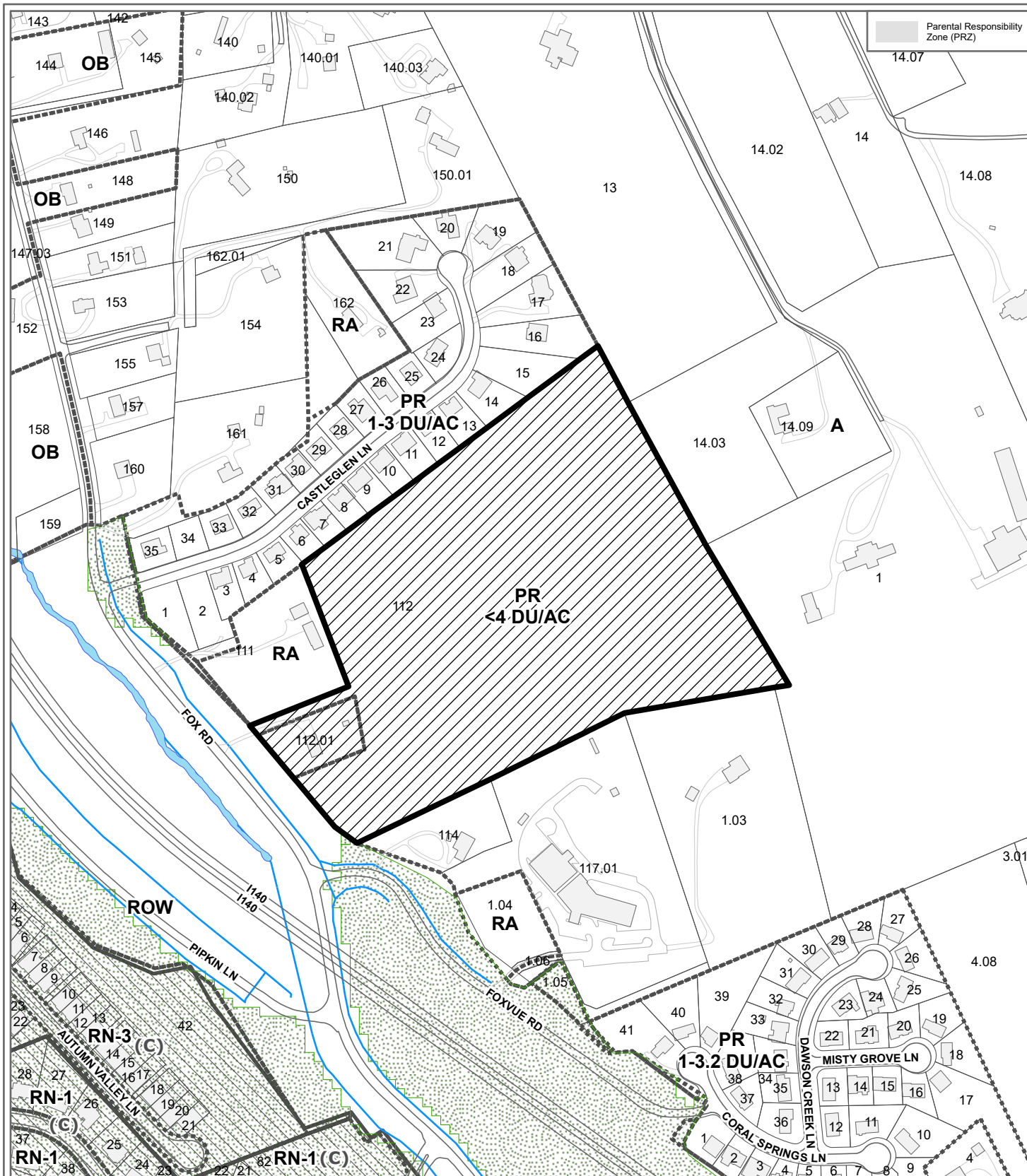
ESTIMATED STUDENT YIELD: 37 (public school children, grades K-12)

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

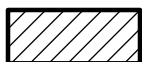
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 development plan request is final, unless the action is appealed to the Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.



**12-SB-22-C / 12-B-22-DP
CONCEPT PLAN/DEVELOPMENT PLAN**



Detached residential subdivision in A (Agricultural) & PR (Planned Residential)

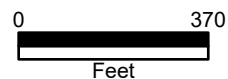
Original Print Date: 11/15/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

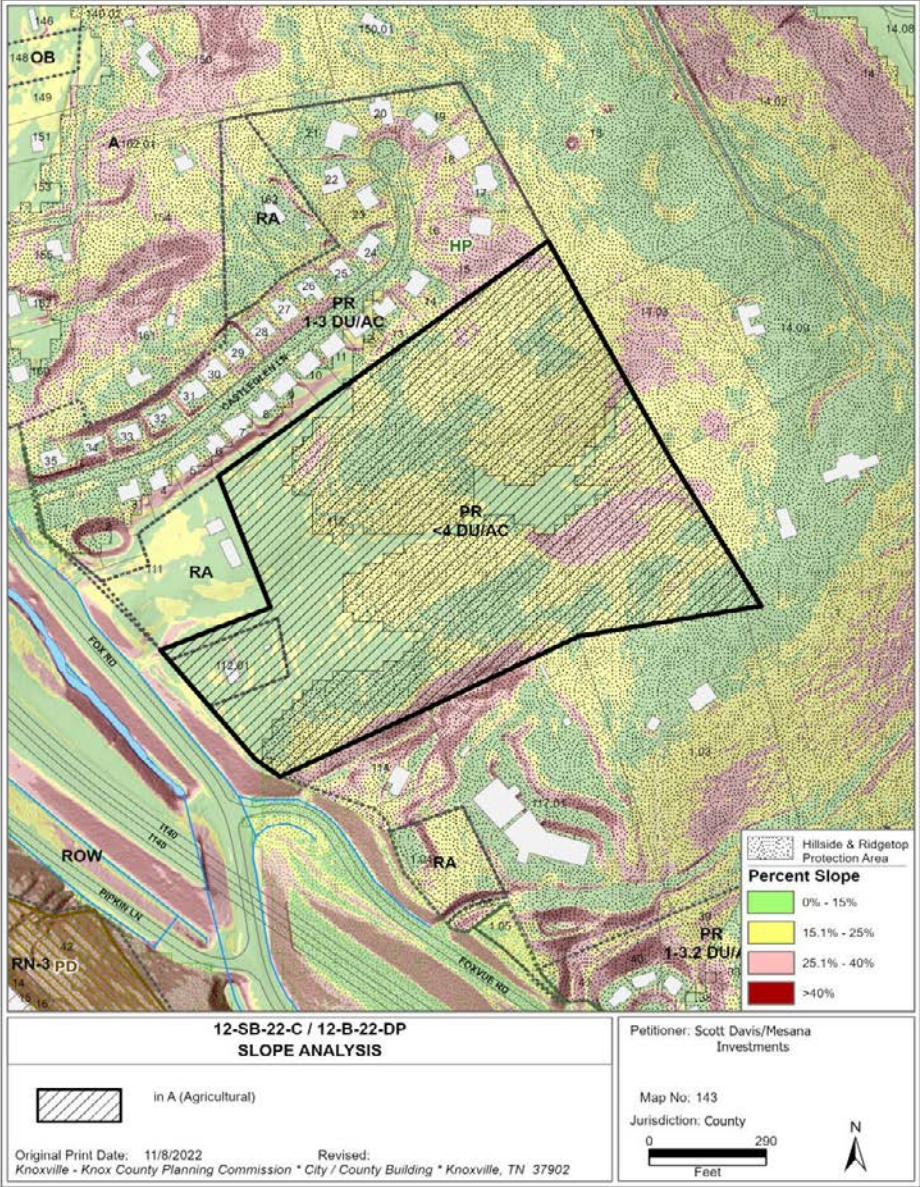
Petitioner: Scott Davis/Mesana Investments

Map No: 143

Jurisdiction: County



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	23.27		
Non-Hillside	6.03	N/A	
0-15% Slope	5.48	100%	5.5
15-25% Slope	9.88	50%	4.9
25-40% Slope	1.81	20%	0.4
Greater than 40% Slope	0.07	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	17.24	Recommended disturbance budget within HP Area (acres)	10.8
		Percent of HP Area	0.6



Requested Variances & Alternative Design Standards

12-SB-22-C / 12-B-22-DP– FOX ROAD SUBDIVISION

VARIANCES

- ~~1. Reduce the minimum intersection separation from 300' to 255' from the centerlines of Road 'A' and Foxvue Road. This is within City of Knoxville right-of-way~~
2. Reduce the minimum vertical curve K value from K=25 to K=18.96 at STA 11+21.67, Road 'B'
- ~~3. Increase the intersection grade from 1% to 3.91% along Road 'A' at its intersection with Fox Road. This is within City of Knoxville right-of-way~~

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve from 250' to 200' on Road 'A' at STA 1+21
2. Reduce the minimum horizontal curve from 250' to 200' on Road 'A' at STA 11+97
3. Reduce the minimum horizontal curve from 250' to 200' on Road 'B' at STA 0+81
4. Reduce the minimum horizontal curve from 250' to 200' on Road 'B' at STA 3+07

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the intersection grade from 1% to 1.5% along Road 'B' at its intersection with Road 'A'
2. Increase the intersection grade from 1% to 1.5% along Road 'C' at its intersection with Road 'B'
3. Increase the intersection grade from 1% to 2% along Road 'D' at its intersection with Road 'C'
4. Increase the intersection grade from 1% to 2% along Road 'D' at its intersection with Road 'A'

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve all but variances 1 and 3. ** These are within the City of Knoxville right-of-way. A separate recommendation will be provided by the City of Knoxville Department of Engineering.

  12/1/22

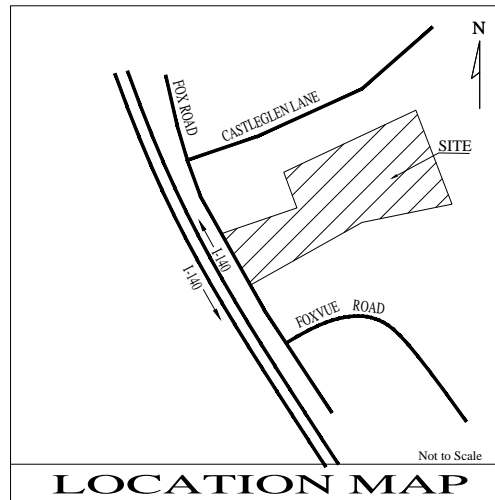
CONCEPT AND DESIGN PLAN
FOR

FOX ROAD SUBDIVISION
ON FOX ROAD

CLT MAP 143, PARCELS 112 & 112.01
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT & DESIGN PLAN
3	ROAD PROFILE -A, STA. 0+00 TO 9+00
4	ROAD PROFILE-A STA. 9+00 TO 13+00
5	ROAD PROFILE -B
6	ROAD PROFILE -C



SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
409 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-8699
E-MAIL: swd444@southlandeng.com
www.southlandengineeringna.com

OWNER:

EAGLE BEND
P.O. BOX 11315
KNOXVILLE, TENNESSEE 37932
PHONE: (865) 693-3356
FAX: (865) 693-7465
EMAIL: swd444@gmail.com

SITE ADDRESS:

0 & 504 FOX ROAD
KNOXVILLE, TENNESSEE 37922



DEED: 1950/70
DEED: 1607/768

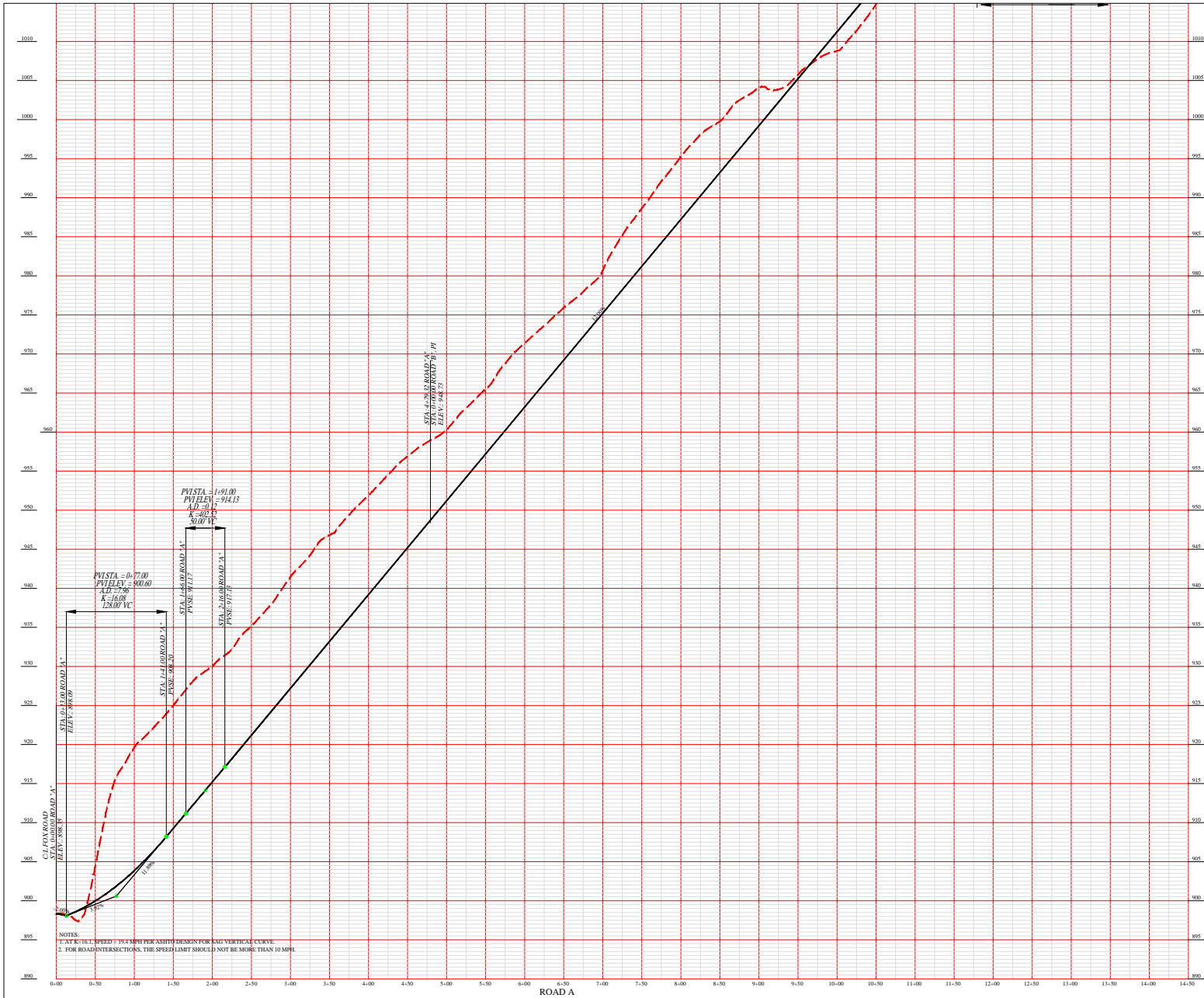
NOC: TNR

SEPTEMBER 2022
REV. 11-15-22

Revised: 11/16/2022
12-SB-22-C
12-B-22-DP

SHEET 1 OF 6 SHEETS

SD-09-09-22-TS



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.

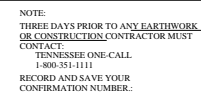


SITE ADDRESS:
0 & 504 FOX ROAD
KNOXVILLE, TENNESSEE 37922

OWNER/DEVELOPER:
EAGLE BEND
P.O. BOX 11341
KNOXVILLE, TN 37939
PHONE: (865) 693-3766
FAX: (865) 693-3465
EMAIL: vcs4444@gmail.com

Revised: 11/16/2022
12-SB-22-C
12-B-22-UR

SOUTLAND ENGINEERING CONSULTANTS, LLC GENERAL OFFICE & HEAD OFFICES 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7756 FAX: (865) 693-9699	DESIGNED	WAR	APPROVED	CONTOUR INTERVAL: 2' (KGIS TOPOGRAPHIC)	SCALE HORIZONTAL: 1"= 50' CONTOUR INTERVAL: 2' DATE 9-9-2022	DEED REFERENCES: 1607/768 1950/770 50 0 50 100 SCALE IN FEET	ROAD PROFILE PLAN, "A", STA. 0+00 TO 9+00 SCOTT DAVIS DEVELOPMENT ON FOX ROAD CLT MAP 143, PARCEL 112 CLT MAP 143, PARCEL 112.01 DISTRICT 6, KNOX COUNTY, TENNESSEE	SD-09-09-22-RP-1 SHEET 3 OF 6 SHEET(S)
	DRAWN	WAR	ENGINEER					
	CHECKED	WAR						



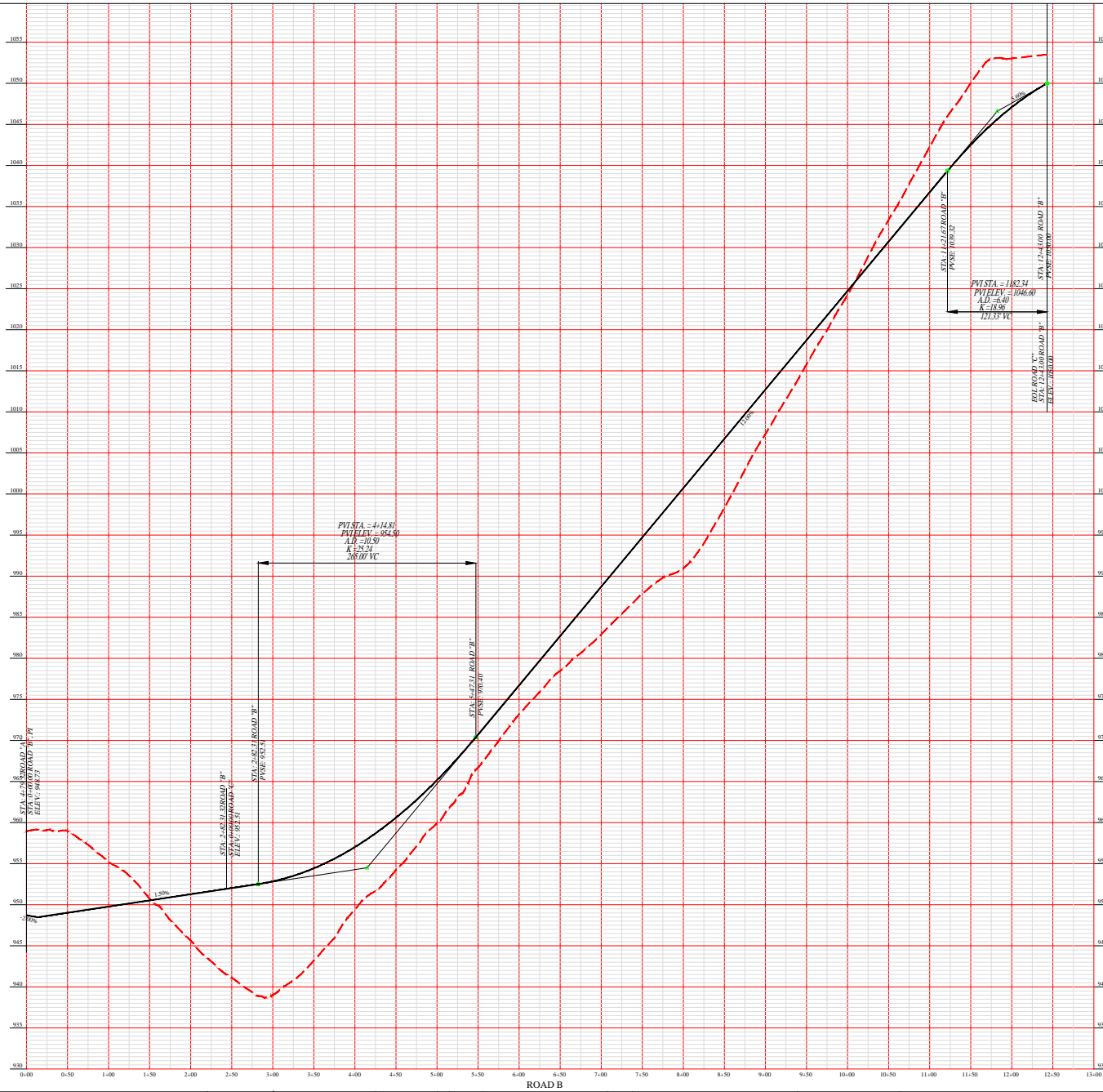
OWNER/DEVELOPER:

EAGLE BEND
P.O. BOX 11315
KNOXVILLE, TN 37939
PHONE: (865) 693-3356
FAX: (865) 693-7465
EMAIL: swd444@gmail.com

Revised: 11/16/2022
12-SB-22-C
12-B-22-UR

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NOTE:
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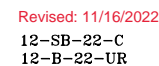
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Revised: 11/16/2022
12-SB-22-C
12-B-22-UR

<div>SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7758 FAX: (865) 693-9699</div>	DESIGNED	WAR	APPROVED							<div>CONTOUR INTERVAL: 2' (KGIS TOPOGRAPHIC)</div>	<div>SCALE HORIZONTAL: 1"= 50' CONTOUR INTERVAL: 2'</div>	<div>DEED REFERENCES: 1607/768 1950/770</div>	<div>ROAD PROFILE "B" SCOTT DAVIS DEVELOPMENT ON FOX ROAD CLT MAP 143, PARCEL 112 CLT MAP 143, PARCEL 112.01 DISTRICT 6, KNOX COUNTY, TENNESSEE</div>	<div>SD-09-09-22-CP SHEET 5 OF 6 SHEET(S)</div>
			ENGINEER											
	DRAWN	WAR												
	CHECKED	WAR												
				1-11-15-22	REVISED PER KNOX COUNTY PLANNING									
				NO.	DATE	REVISION								

OWNER/DEVELOPER:
EAGLE BEND
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PHONE: (865) 693-3356
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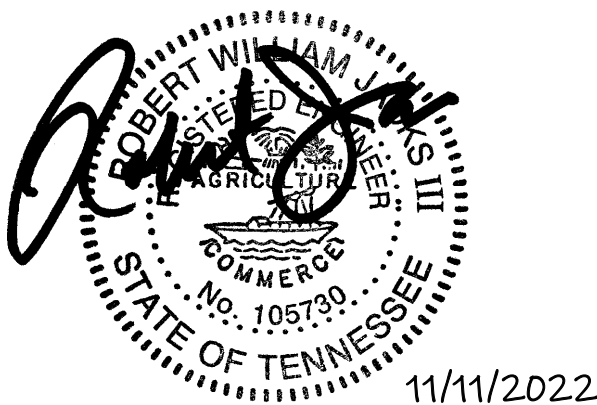


Transportation Impact Study Fox Road Subdivision Knox County, Tennessee



Revised November 2022

Prepared for:
Eagle Bend Development
Attn: Scott Davis
P.O. Box 11315
Knoxville, TN 37939



12-SB-22-C / 12-B-22-DP
Version 2
11/11/2022

CONCLUSIONS & RECOMMENDATIONS

The following is an overview of recommendations to minimize the transportation impacts of the proposed Fox Road Subdivision on the adjacent transportation system while attempting to achieve an acceptable traffic flow and safety level.



Fox Road at Proposed Entrance: The projected 2026 level of service calculations for the Proposed Entrance intersection at Fox Road resulted in low vehicle delays. The construction of left and right-turn lanes on Fox Road for entering traffic is not warranted at the Proposed Entrance. A single exiting lane for the development entrance will be sufficient.

- 1a) It is recommended that a Stop Sign (R1-1) be installed, and a 24" white stop bar be applied to the Proposed Entrance approach at Fox Road. The stop bar should be applied a minimum of 4 feet away from the edge of Fox Road and placed at the desired stopping point that maximizes the sight distance.
- 1b) Sight distances at the Proposed Entrance approach at Fox Road must not be impacted by future landscaping, signage, or existing vegetation. Based on a posted speed limit of 30-mph on Fox Road, the required intersection sight distance is 335 feet looking in each direction at the entrance. The stopping sight distance is 205 feet looking to the north and 185 feet to the south at the Proposed Entrance on Fox Road. A visual inspection determined that the intersection and stopping sight distances are available. The site designer must ensure that these sight distances are accounted for and provided in the design plans.
- 1c) The City of Knoxville requires a 300-foot minimum intersection spacing distance for Minor Collector roads. The intersection of Fox Road at the Proposed Entrance will be approximately 250 feet away to the northwest from Foxvue Road.

The developer should request a variance to allow the proposed intersection spacing to be less than the minimum. This variance should be requested since the development property has limited potential to provide an entrance on Fox Road further away.

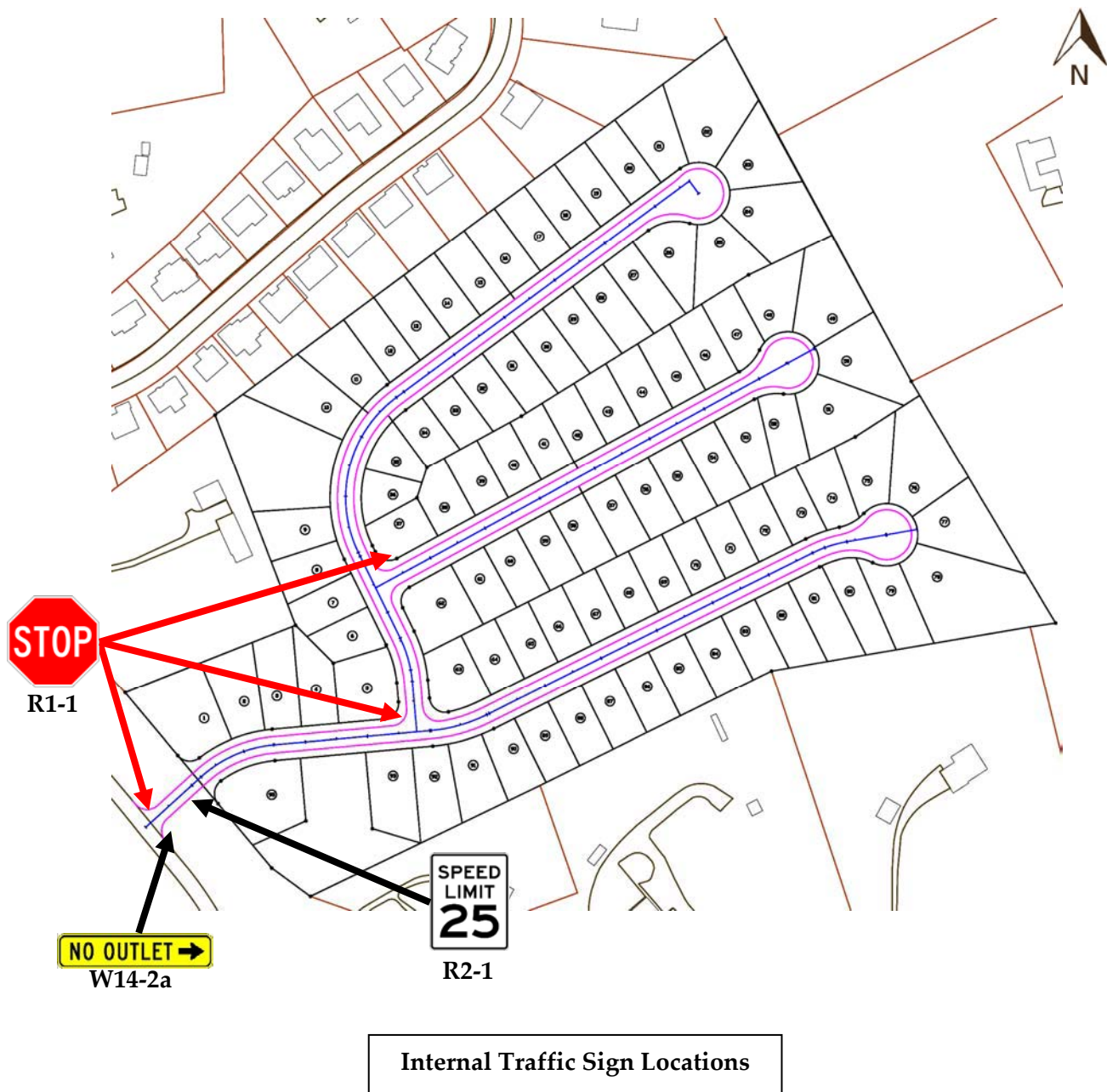
Northbound right-turn movements from Fox Road into the proposed subdivision will not create vehicle queues on Fox Road since it is a free-flow movement. Thus, these

movements will not interfere with turning movements on Fox Road at Foxvue Road. Also, since Foxvue Road and the Proposed Entrance, Road "A", will be on the same side of Fox Road, the potential for left-turn vehicle queues at each intersection on Fox Road blocking each other will not occur. Furthermore, it is not expected that southbound left turns on Fox Road at Foxvue Road would be substantial enough to cause a vehicle queue to extend back to the Proposed Entrance and block exiting traffic to turn south onto Fox Road.



Fox Road Subdivision Internal Roads: The layout plan shows one entrance on Fox Road constructed for the development, as shown in Figure 3.

- 2a) A 25-mph Speed Limit Sign (R2-1) is recommended to be posted near the beginning of the development entrance off Fox Road. It is recommended that a “No Outlet” Sign (W14-2a) be installed at the front of the subdivision at Fox Road. This sign can be installed above or below the street name sign.
- 2b) Stop Signs (R1-1) with 24” white stop bars and other traffic signage are recommended to be installed at the internal locations, as shown below:



- 2c) Sight distance at the new internal road intersections must not be impacted by signage, parked cars, or future landscaping. The development property is located within Knox County, requiring an ISD of 1 foot of sight distance per 1 mph of vehicle speed. Thus, with a proposed speed limit of 25-mph in the development, the internal intersection sight distance is 250 feet. The required stopping sight distance is 155 feet for a level road grade. The site designer should ensure that these internal sight distance lengths are met.
- 2d) The internal roads have long, straight road segments with the potential to have steep road grades. Straight road segments with steeper grades encourage higher vehicle speeds. It is recommended that the site designer consider traffic calming measures on these internal roads.

Speed humps are a prevalent traffic calming measure to install in residential areas to reduce vehicle speeds due to their low cost. However, speed humps are not recommended on roads with grades greater than 8%. Due to the existing topography, it is expected that the road profiles in the Fox Road Subdivision may have steep grades, possibly greater than 8%. Thus, speed humps would be inappropriate for large sections of these internal roads.

If implemented, it is recommended that the site designer consider speed humps on internal roads with grades less than 8% and chokers with grades greater than 8%. A choker is used to discourage motorists from speeding and is appropriate in residential settings. A choker is created by narrowing the road using curb extensions. A choker can also be created by installing a planting strip on an island at the road edge. Any road design with chokers must consider driveway placement, stormwater, and sight distance.

- 2e) All drainage grates and covers for the residential development must be pedestrian and bicycle safe.
- 2f) If directed by the local post office, the site designer should include a parking area within the development for a centralized mail delivery center. The site plan does not show a general location in the development, but a specific plan with a parking area should be designed and provided if required.
- 2g) All road grade and intersection elements should be designed to AASHTO, TDOT, the

City of Knoxville, and Knox County specifications and guidelines to ensure proper operation.



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Scott Davis/Mesana Investments

Applicant Name

Affiliation

10/24/2022

Date Filed

12/8/2022

Meeting Date (if applicable)

12-SB-22-C / 12-B-22-DP

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Scott Davis Mesana Investments, LLC

Name / Company

P.O. Box 11315 Knoxville TN 37939

Address

865-693-3356 / swd444@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Scott Davis Mesana Investments, LLC

Owner Name (if different)

P.O. Box 11315 Knoxville TN 37939

Owner Address

865-693-3356 / swd444@gmail.

Owner Phone / Email

504 FOX RD / 0 Fox Rd

Property Address

143 11201,112

Parcel ID

Part of Parcel (Y/N)?

23.32 acres

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Fox Rd, south of Castleglen Ln

General Location

☐ City

Commission District 3

A (Agricultural)

Single Family Residential

☒ Count

District

Zoning District

Existing Land Use

Southwest County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Scott Davis Development on Fox Rd	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	90
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information _____	

STAFF USE ONLY**PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**

☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☒ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

Scott Davis/Mesana Investments	10/24/2022
Applicant Signature	Date

Phone / Email

Scott Davis Mesana Investments, LLC	10/24/2022
Property Owner Signature	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

Scott Davis/Mesana Investments, LLC

Owner/Developer

Applicant Name

Affiliation

10/18/2022

~~10-17-2022~~ 12/8/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

12-SB-22-C_12-B-22-DP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☒ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Scott Davis

Mesana Investments, LLC

Name

Company
Knoxville

P. O. Box 11315

Mesana Investments TN 37939

Address

City

State

ZIP

865-693-3356

swd444@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Mesana Investment LLC

P.O. Box 11315 Knoxville, TN 37939

865-693-3356

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 & 504 Fox Road, Knoxville, TN 37922

Tax Map 143, parcels 112 & 112.01

Property Address

Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Fox Road, south of Castleglen Lane

22.52 (PR < 4 du/ac pending), .8 acres (A)

General Location

Tract Size

3rd

PR & A

Vacant land, single family

☐ City ☒ County

District

Zoning District

Existing Land Use

Southwest County

LDR & HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) <u>Detached residential subdivision</u>	Related City Permit Number(s)
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SUBDIVISION REQUEST

Scott Davis Development on Fox Road Proposed Subdivision Name _____ <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel <u>90</u> Unit / Phase Number <u>90</u> Total Number of Lots Created <input type="checkbox"/> Other (specify) <u>Detached residential subdivision</u> <input type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number 9-D-22-RZ
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ZONING REQUEST

<input type="checkbox"/> Zoning Change <u>Proposed Zoning</u> <input type="checkbox"/> Plan Amendment Change <u>Proposed Plan Designation(s)</u> Proposed Density (units/acre) <u>Previous Rezoning Requests</u> <input type="checkbox"/> Other (specify) _____	Pending Plat File Number
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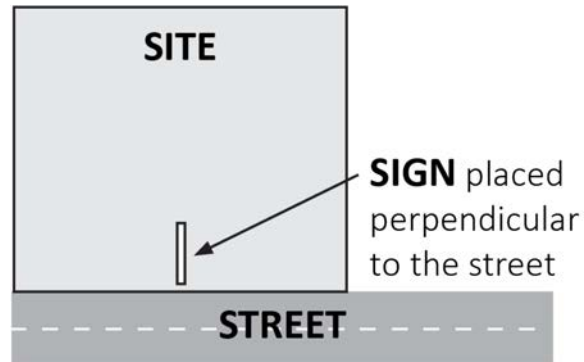
STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	<table border="1"> <tr> <td>Fee 1</td> <td>102</td> <td>Concept Plan</td> <td rowspan="3">Total \$1,600</td> </tr> <tr> <td>Fee 2</td> <td></td> <td></td> </tr> <tr> <td>Fee 3</td> <td></td> <td></td> </tr> </table>	Fee 1	102	Concept Plan	Total \$1,600	Fee 2			Fee 3			MR
Fee 1	102	Concept Plan	Total \$1,600									
Fee 2												
Fee 3												

AUTHORIZATION

 Applicant Signature 865-693-3356 Phone Number	Scott Davis/Mesana Investments, LLC Please Print swd444@gmail.com Email Date
 Property Owner Signature Kelly Kearsse Date	 Please Print 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:

_____ 11/25/2022 _____ and _____ 12/9/2022 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Scott Davis/Mesana Investments

Date: 10/25/22

File Number: 12-B-22-C_12-B-22-DP

☒

Sign posted by Staff

☐

Sign posted by Applicant