



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 2-SA-22-C
2-B-22-UR

AGENDA ITEM #: 17
AGENDA DATE: 2/10/2022

▶ **SUBDIVISION:** STERCHI VILLAGE

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

OWNER(S): Mesana Investments, LLC

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

JURISDICTION: County Commission District 7

STREET ADDRESS: 6585 Fountain City Rd.

▶ **LOCATION:** Southwest side of Fountain City Rd., northeast side of Sterchi Village Blvd.

SECTOR PLAN: North City

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Knob Fork Creek

▶ **APPROXIMATE ACREAGE:** 18.86 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **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:** 33

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:** **ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL**

1. Increase intersection approach grade for Road "A" at Fountain City Rd. from 1% to 1.5%
2. Increase intersection approach grade for Road "B" at Road "A" from 1% to 2%

STAFF RECOMMENDATION:

▶ **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. Providing a shared driveway connection to Fountain City Road for Lots 31-33. The location of the shared driveway shall be reviewed and approved by Knox County Engineering and Public Works during the design plan phase.
5. Certifying that the required sight distance is available at the shared driveway for Lots 31-33 along Fountain City Road, and providing sight distance easements if the line of sight is not entirely within the public right-of-way. The sight distance certification documentation shall be provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
6. Providing the 25-foot common area strip along the Fountain City Road frontage, south 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 33 detached residential houses on individual lots and the peripheral setback reduction from 35-ft to 25-ft for Lots 1 and 5-7, 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 a revision to a previously approved Concept Plan for this site (11-SE-20-C / 11-J-20-UR), which included 43 lots. The new plan has 33 lots and moves the Fountain City Road access point to the north to line up with Durham Park Lane. The property is zoned PR (Planned Residential) up to 5 du/ac and the proposed density is 1.8 du/ac. A large portion of this site is within KUB and TVA overhead powerline easements on the south side of the site. The Sterchi Greenway is located on this site, within the powerline easements.

Sidewalks are proposed along the Fountain City Road frontage per the Knox County sidewalk ordinance (Chapter 54, Article IV). The design details for the sidewalks will be determined during the design plan phase.

The peripheral setback reduction from 35-ft to 25-ft was recommended by staff to simplify the required setbacks on the lots that are adjacent to the 25-ft common area strip along Fountain City Road, and because the common area provides a similar or better buffer to the road than the peripheral setback. If the setback is not reduced, the 35-ft peripheral setback would extend 10 ft into Lots 1 and 5-7 and would restrict the placement of common accessory structures like sheds which would normally have to be setback 5-8 ft, depending on the situation. In addition, Lots 5-7 would have a 15-ft rear building setback that would only apply to the house and then the 10 ft peripheral setback applies to accessory structures. The overlapping setbacks is an unnecessary confusion to property owners and for enforcement officials.

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 North City Sector Plan designates this property for low density residential uses with a maximum density 5 du/ac. The proposed development with a density of 1.8 du/ac is consistent with the Sector Plan.

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 comparable to those in existing and recently approved subdivisions in the area.

C. The property is zoned PR up to 5 du/ac, and the proposed subdivision has a density of 1.8 du/ac.

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 subdivision will have detached residential lot sizes and setbacks that are similar to those in the area.

B. The 25-ft common area strip along the Fountain City Road frontage, south of Road 'A', will create separation between the roadway and the house lots.

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 has direct access to Fountain City Road, a minor arterial street.

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.

ESTIMATED TRAFFIC IMPACT: 375 (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.

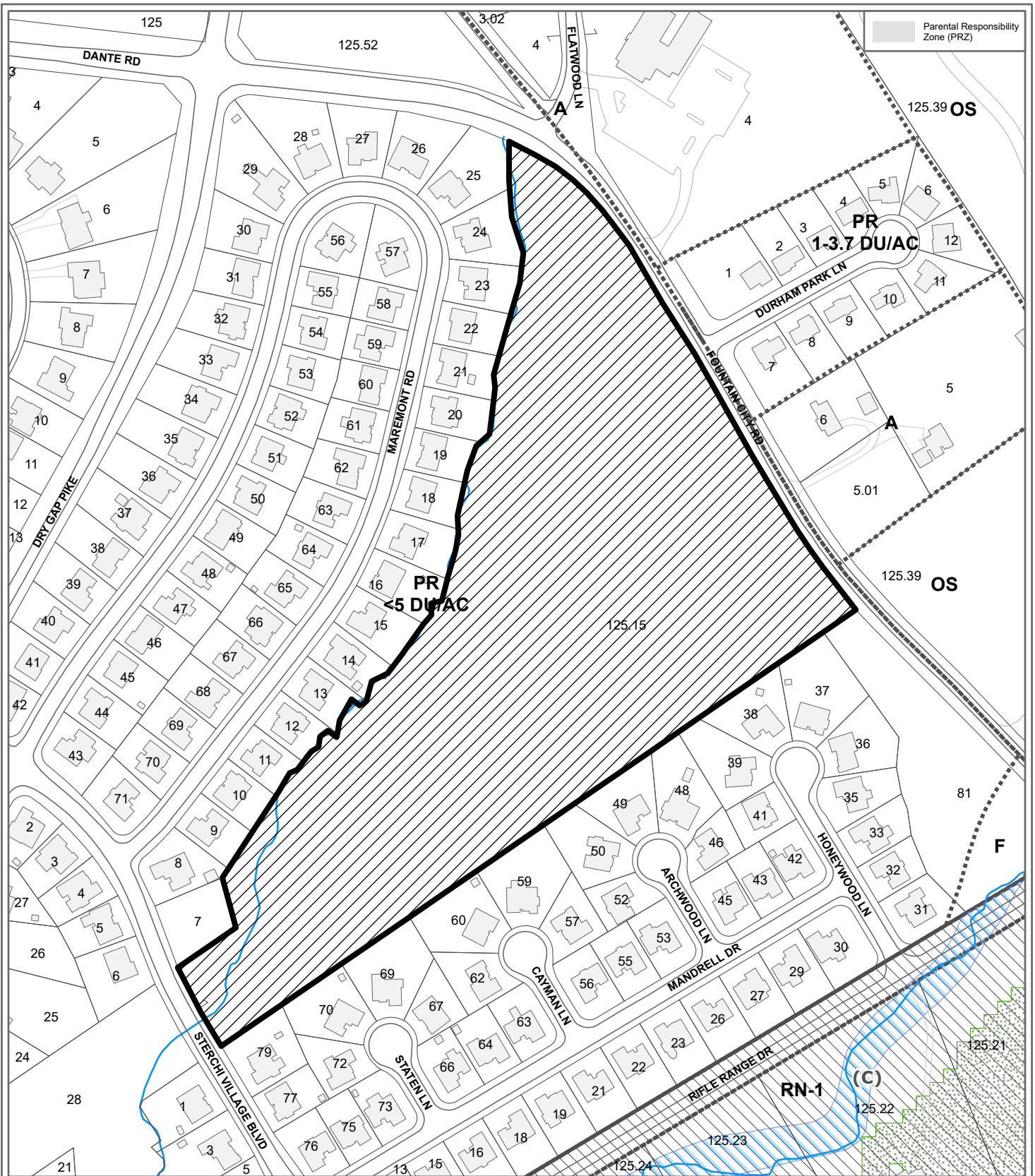
ESTIMATED STUDENT YIELD: 9 (public school children, grades K-12)

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.



**2-SA-22-C / 2-B-22-UR
CONCEPT PLAN/USE ON REVIEW**

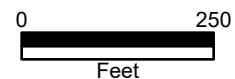
Petitioner: Mesana Investments, LLC



Detached residential subdivision in PR (Planned Residential)

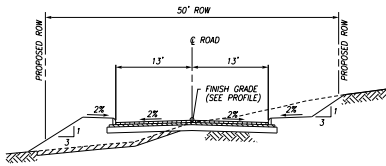
Map No: 57
Jurisdiction: County

Original Print Date: 1/10/2022
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

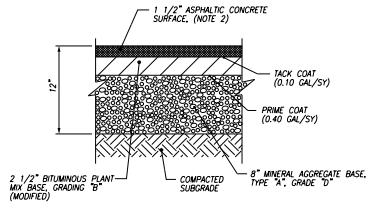


ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL:

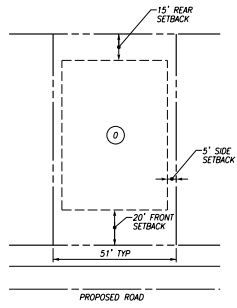
1. INCREASE INTERSECTION APPROACH GRADE FOR ROAD "A" AT FOUNTAIN CITY ROAD FROM 1% TO 1.5%.
2. INCREASE INTERSECTION APPROACH GRADE FOR ROAD "B" AT ROAD "A" FROM 1% TO 2%.



1
C1
NTS
TYPICAL 26' ROAD SECTION



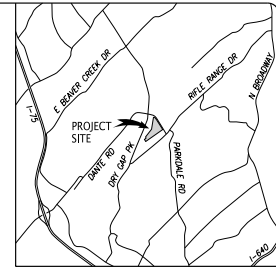
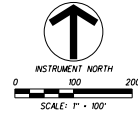
2
C1
NTS
ASPHALT PAVEMENT SECTION



3
C1
NTS
TYPICAL INTERIOR LOT

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 BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS, LLC. THE TOPOGRAPHIC DATA WAS TAKEN FROM AGCS. EXISTING CONTOURS ARE AT 2'-FT. INTERVALS.
2. PROPERTY CONCERNED REFLECTS PARCEL 125.15 AS SHOWN IN KNOX COUNTY G.I.T. MAP S-7. ZONING FOR THE PROPERTY IS PR. PLANNED RESIDENTIAL DISTRICT. TOTAL AREA = 18.81 AC.
3. OWNER: MESAMA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939
4. BUILDING SETBACKS ARE 20'-FT IN FRONT, 5'-FT ON SIDE AND 15'-FT IN REAR. PERIPHERAL SETBACK IS 35'-FT.
5. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS EXCEPT FOR LOTS 31-33.
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 33 DU/18.8 AC. = 1.8 DU/AC.
8. PLANNING STAFF RECOMMENDED A PERIPHERAL SETBACK REDUCTION FROM 35'-FT TO 25'-FT ALONG FOUNTAIN CITY ROAD WHERE THE 25'-FT COMMON STRIP IS LOCATED. THE REDUCTION APPLIES TO LOT 1 AND LOTS 5-7.
9. LOTS 31-33 SHALL HAVE A SHARED DRIVEWAY CONNECTION TO FOUNTAIN CITY ROAD.
10. PLANNING FILE NUMBER: 2-SA-22-C/2-B-22-UR

UTILITY OWNERS:

WATER & SEWER
HALLS DALE-POWELL UTILITY DISTRICT (HPUD)
3745 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
CONTACT: MR. COOY HUMPHREY
OFFICE PHONE: 865.962.7547

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
9233 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MR. WALDOV JONES
OFFICE PHONE: 865.539.8579

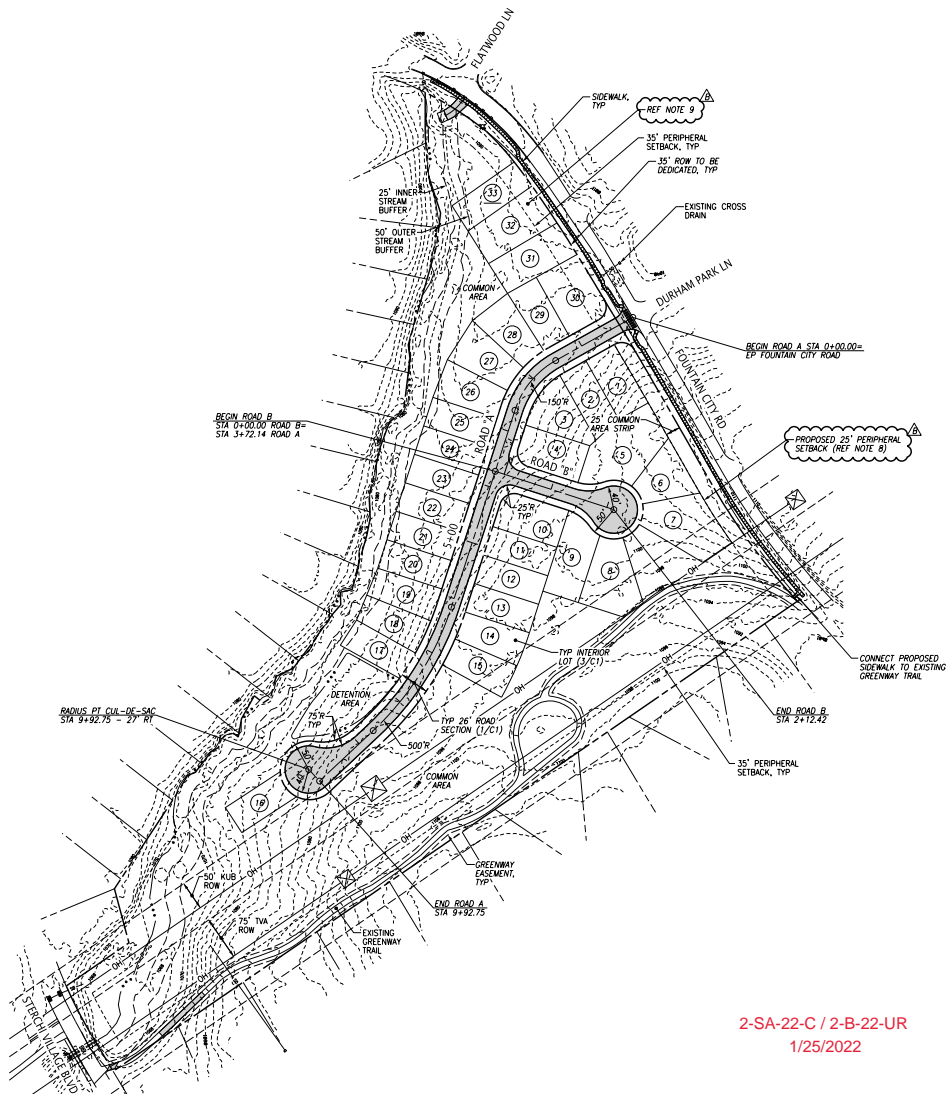
ENGINEERING CERTIFICATION:

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

LEGEND:

- ▭ PROPOSED ASPHALT PAVEMENT
- PROPOSED LOT NUMBER
- PROPERTY/ROW LINE
- ADJOINING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- BUILDING SETBACK
- EXISTING CONTOUR
- 1000 --- DETAIL REF. (DETAIL NO./SHT NO)
- TYP TYPICAL



2-SA-22-C / 2-B-22-UR
1/25/2022

**FULGHUM
MACINDOE
ASSOCIATES, INC.**
10330 HARDEN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

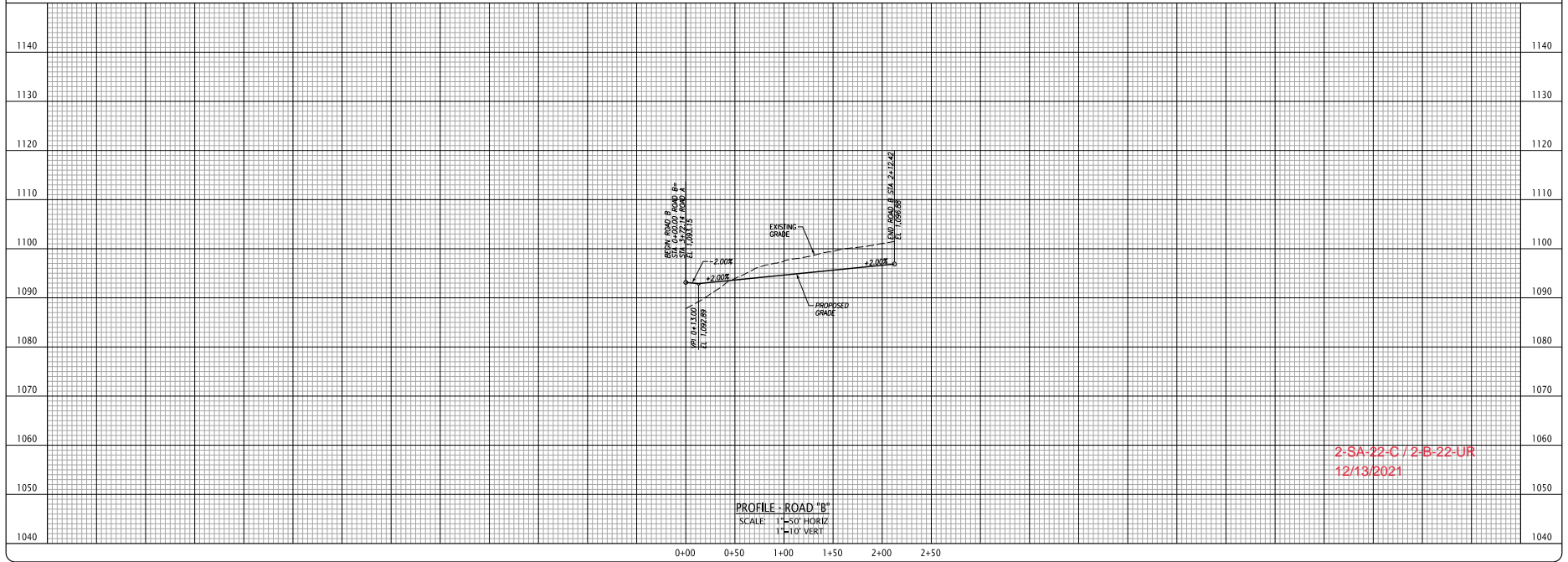
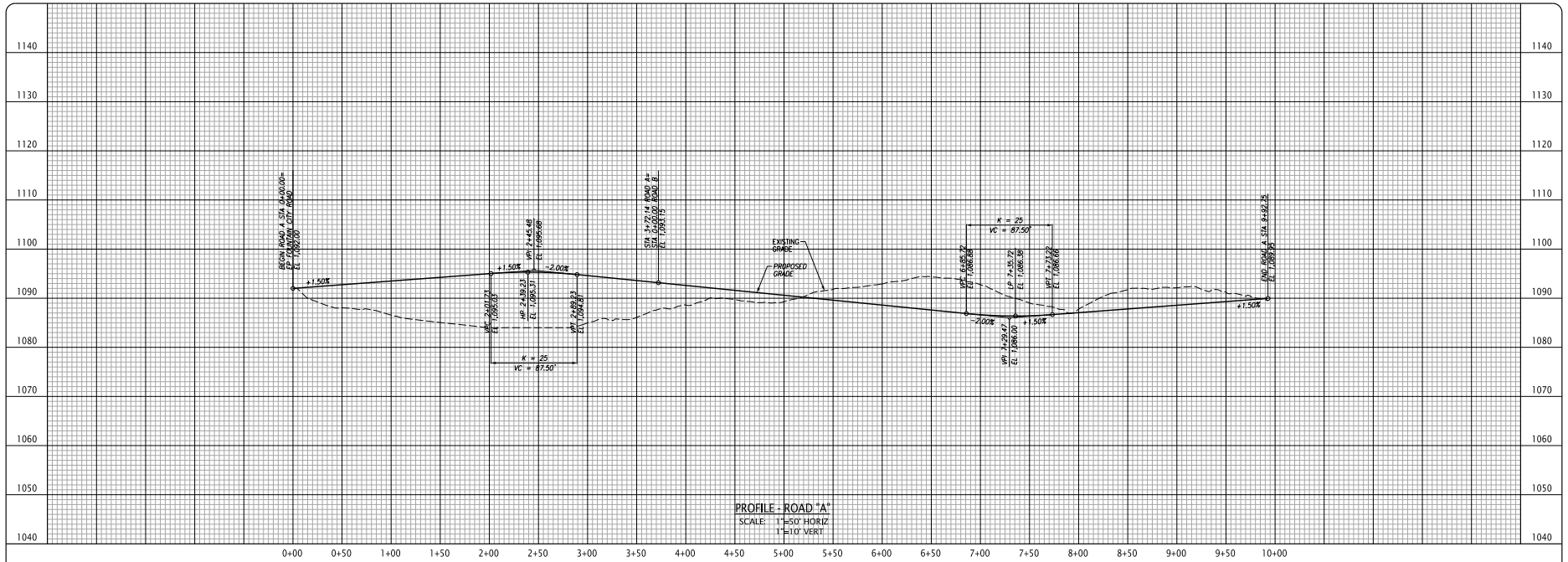
STERCHI VILLAGE SUBDIVISION
6585 FOUNTAIN CITY ROAD
KNOXVILLE, TENNESSEE 37918

MESAMA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939
CONTACT: SCOTT DAVIS
TELEPHONE NO.: 865.693.3356
EMAIL: svd444@gmail.com

CONCEPT PLAN

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
525.019	JCM	07/25/22	
	WCF	12/13/21	

Project Sheet
525.019
Date 12/13/21
Scale C1
1"=100'



2-SA-22-C / 2-B-22-UR
 12/13/2021



10330 HARDEN VALLEY ROAD
 SUITE 201
 KNOXVILLE, TN 37932
 OFFICE: 865.690.6419
 FAX: 865.690.6444
 www.fulghummacindoe.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

STERCHI VILLAGE SUBDIVISION
 6585 FOUNTAIN CITY ROAD
 KNOXVILLE, TENNESSEE 37918

MESANA INVESTMENTS, LLC
 P.O. BOX 1134
 KNOXVILLE, TN 37939
 CONTACT: SCOTT DAVIS
 TELEPHONE NO.: 865.693.3356
 EMAIL: swd444@gmail.com

ROAD PROFILES

PROJ. NO.	ISSUED BY	DATE	BY
Project	Sheet	Date	Scale
525.019	C2	12/13/21	AS NOTED
ISSUED CONCEPT PLAN	Revision/Issue	Date	No.



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

Property Owner

Applicant Name

Affiliation

12/13/2021

February 10, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

2-SA-22-C

2-B-22UR

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

P.O. Box 11315

Knoxville

TN

37939

Address

City

State

ZIP

865.693.3356

swd444@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Mesana Investments, LLC

P.O. Box 11315, Knoxville, TN 37939

865.693.3356

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6585 Fountain City Road

057 125.15

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Fountain City Rd., northeast side of Sterchi Village Blvd.

18.86 acres

General Location

Tract Size

City County

7th
District

PR < 5 du/ac
Zoning District

AgForVac
Existing Land Use

North City

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

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

Related Rezoning File Number

Proposed Subdivision Name

33

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 (base fee)		Total
0406	1300.00	
Fee 2 (\$100 x 18.86 acres)		
0406	1886.00	
Fee 3		\$3186.00

AUTHORIZATION

Applicant Signature

Scott Davis

Please Print

Date

12/13/21

865.693.3356

swd444@gmail.com

Phone Number

Email

Scott Davis

Property Owner Signature

Please Print

Date

DEVELOPMENT INFORMATION		
Project name:	Sterchi Village	
Project Description:	Residential Subdivision	
Project Location	6585 Fountain City Road	
Existing Zoning:	PR	
Development Name:	Sterchi Village	
Developer name & address:	Mesana Investments, LLC, P.O. Box 11315, Knoxville, TN 37939	
Telephone number:	865.693.3356	
Email:	swd444@gmail.com	
Tax Map & Parcel #:	057 125.15	
CHECKLIST (All items should be available at the time of discussion)		
Complete description of the development that includes:		
	Site Map details (this should be <u>attached</u>):	
<input type="checkbox"/>	Building footprints	
<input checked="" type="checkbox"/>	Number of units/unit size	33 units, 2,665 approx
<input checked="" type="checkbox"/>	Access points	Fountain City Road
<input checked="" type="checkbox"/>	Internal roadways (if any)	
<input checked="" type="checkbox"/>	Adjacent streets	Fountain City Rd, Sterchi Village Blvd
<input checked="" type="checkbox"/>	Proposed sidewalks and bicycle facilities, and	
<input type="checkbox"/>	Location and number of proposed parking spaces (if applicable)	
	Phasing plan (if applicable) that includes:	
<input type="checkbox"/>	Phase size, location, & timing	

BELOW TO BE FILLED OUT BY KNOXVILLE-KNOX COUNTY PLANNING STAFF

- Pre-study scope meeting **needed**
- Pre-study scope meeting **not needed**

Intersection(s) to study:

Level of Analysis:

Notes:

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Signature

--	--

Date

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Increase intersection approach grade for Road "A" at Fountain City Rd from 1% to 1.5%

Justify request by indicating hardship: Topography

2. Increase intersection approach grade for Road "B" at Road "A" from 1% to 2%

Justify request by indicating hardship: Topography

3. _____

Justify request by indicating hardship: _____

4. _____

Justify request by indicating hardship: _____

5. _____

Justify request by indicating hardship: _____

6. _____

Justify request by indicating hardship: _____

7. _____

Justify request by indicating hardship: _____

I certify that any and all requests 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.


Signature

12/13/21
Date