



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 12-SG-23-C
12-H-23-DP

AGENDA ITEM #: 34
AGENDA DATE: 12/14/2023

▶ **SUBDIVISION:** BRADLEY LAKE LANE (FKA SPRING LAKE FARMS, PHASE 3)
▶ **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.
OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 92 PART OF 053 [View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 BOGART LN

▶ **LOCATION:** Northwest side of Bradley Lake Ln, southeast of Jumping Jack Ln

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** 3.33 acres

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Single family residential - PR (Planned Residential) up to 4 du/ac
South: Rural residential, agriculture/forestry/vacant land - A (Agricultural)
East: Agriculture/forestry/vacant land - A (Agricultural), RN-2 (C) (Single-Family Residential Neighborhood)
West: Single family residential - PR (Planned Residential) up to 4 du/ac

▶ **NUMBER OF LOTS:** 13

SURVEYOR/ENGINEER: Chris Sharp, P.E. Urban Engineering, Inc.

ACCESSIBILITY: Access is via Bradley Lake Ln, a local street with a 12-ft pavement width within a 50-ft right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

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

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Bradley Lake Lane must be widened to a minimum of 18 ft wide from the Jumping Jack Lane intersection to the eastern side of the driveway on Lot 13. The road widening shall be designed by the applicant during the design plan phase and submitted for review and approval to Knox County Engineering and Public Works. A Memorandum of Understanding with Knox County Engineering and Public Works is required per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).

- 3) The required stormwater detention pond must be located on the property of the Bradley Lake Lane Subdivision.
- 4) The final plat for the subdivision, or each phase, must contain the minimum land area zoned PR up to 4 du/ac to accommodate the number of lots on the plat. The land area dedicated to public right-of-way shall not be counted for the purpose of determining density. The proposed 13 lots require a minimum of 3.25 acres.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.

► **Approve the development plan for a residential subdivision with up to 13 detached dwellings on individual lots, as shown on the plan, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) The final plat for the subdivision, or each phase, must contain the minimum land area zoned PR up to 4 du/ac to accommodate the number of lots on the plat. The land area dedicated to public right-of-way shall not be counted for the purpose of determining density. The proposed 13 lots require a minimum of 3.25 acres.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

This subdivision request is for 13 lots with direct access to Bradley Lake Ln. The 3.3 acres associated with this request is currently part of the Spring Lake Farms Subdivision common area and is within the HP (Hillside Protection) area. The Spring Lake Farms Subdivision will remain in compliance with the PR (Planned Residential) up to 4 du/ac zoning with the Bradley Lake Lane acreage taken out.

BACKGROUND

In August 2023, Phase 2 of the Spring Lake Farms Subdivision was approved with 57 attached houses on individual lots (8-SA-23-C / 8-B-23-DP). This replaced approximately 39 detached house lots previously approved for the subdivision, resulting in an increase of 18 dwelling units. With that approval, the Spring Lake Farms Subdivision was approved for up to 137 dwelling units on approximately 42.3 acres zoned PR at an overall (gross) density of approximately 3.24 du/ac.

TRANSPORTATION

Bradley Lake Lane is approximately 10-12 ft wide from the entrance of the Spring Lake Farms Subdivision (Jumping Jack Ln) to the southeastern terminus at Lot 13. The road must be widened to a minimum of 18 ft to accommodate the new house lots. The applicant must enter into a Memorandum of Understanding with Knox County Engineering and Public Works for these improvements to be completed per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).

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 and attached 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 for the subdivision is 3.9 du/ac. The gross (overall) density for both subdivisions is 3.55 du/ac.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities – NOTE: The proposed houses will have similar scale as the existing houses along Bradley Lake Ln and the Spring Lake Farms Subdivision.

3) NORTHWEST COUNTY SECTOR PLAN

- a) The property is classified as LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed density is 3.9 du/ac.
- B) All 3.33 acres associated with this development are entirely within the HP (Hillside Protection) area, the majority of which is proposed to be disturbed. The attached slope analysis is for the subject site and the remaining acreage for the Spring Lake Farms Subdivision. When Spring Lake Farms was approved (12-C-18-

C / 12-J-18-UR), narrower pavement and right-of-way width was approved to help reduce disturbance of the HP area. The slope analysis recommends a disturbance budget of 8.0 acres within the HP area. The combined disturbance within the HP area for the subject proposal and Spring Lake Farms (based on 2022 aerials) is approximately 8 acres.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-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 service.

ESTIMATED TRAFFIC IMPACT: 154 (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.

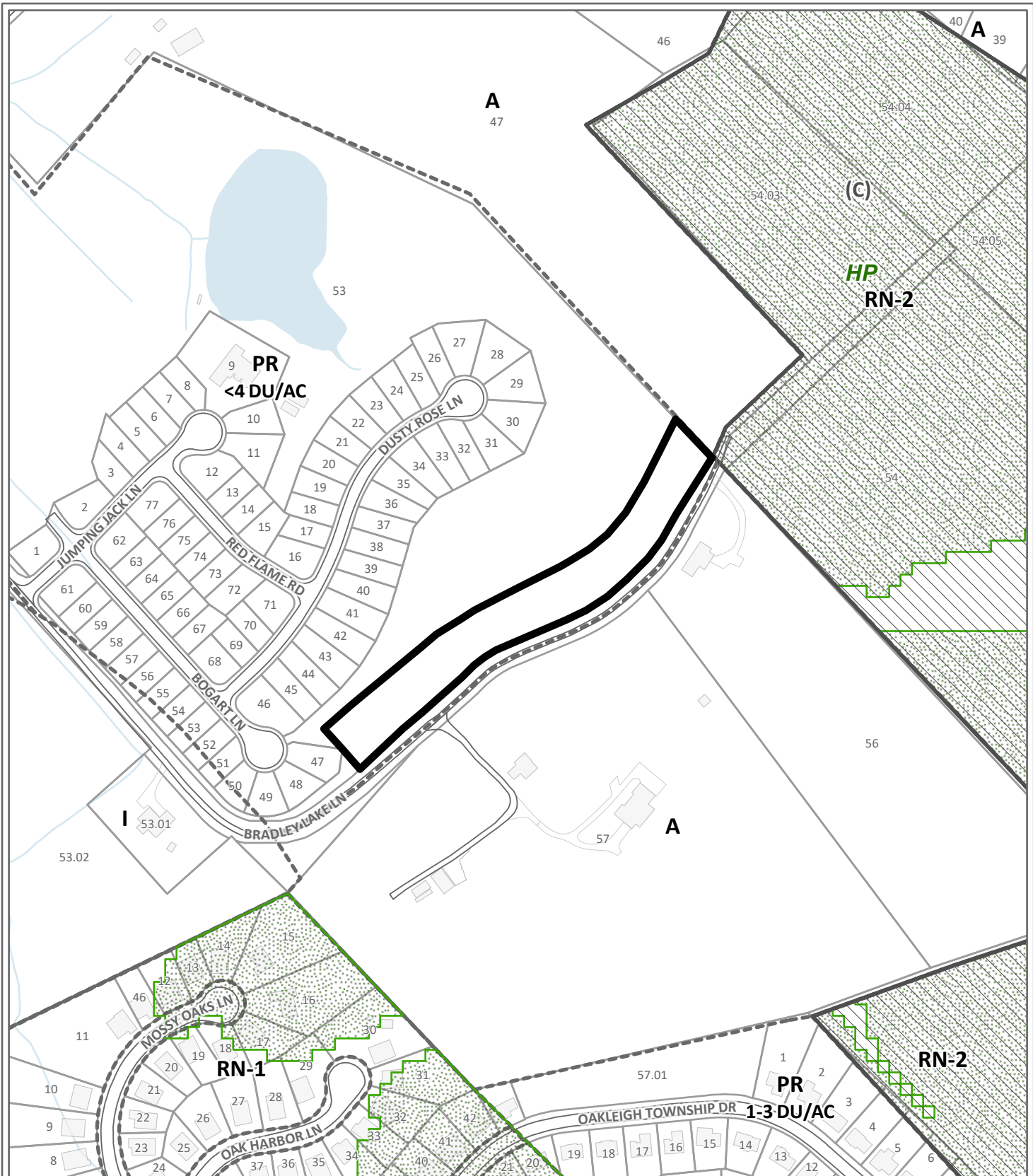
ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: Amherst 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

12-SG-23-C / 12-H-23-DP

Petitioner: Urban Engineering, Inc.



Detached residential subdivision in PR (Planned Residential)

Map No: 92

Jurisdiction: County

Original Print Date: 11/20/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

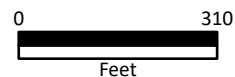
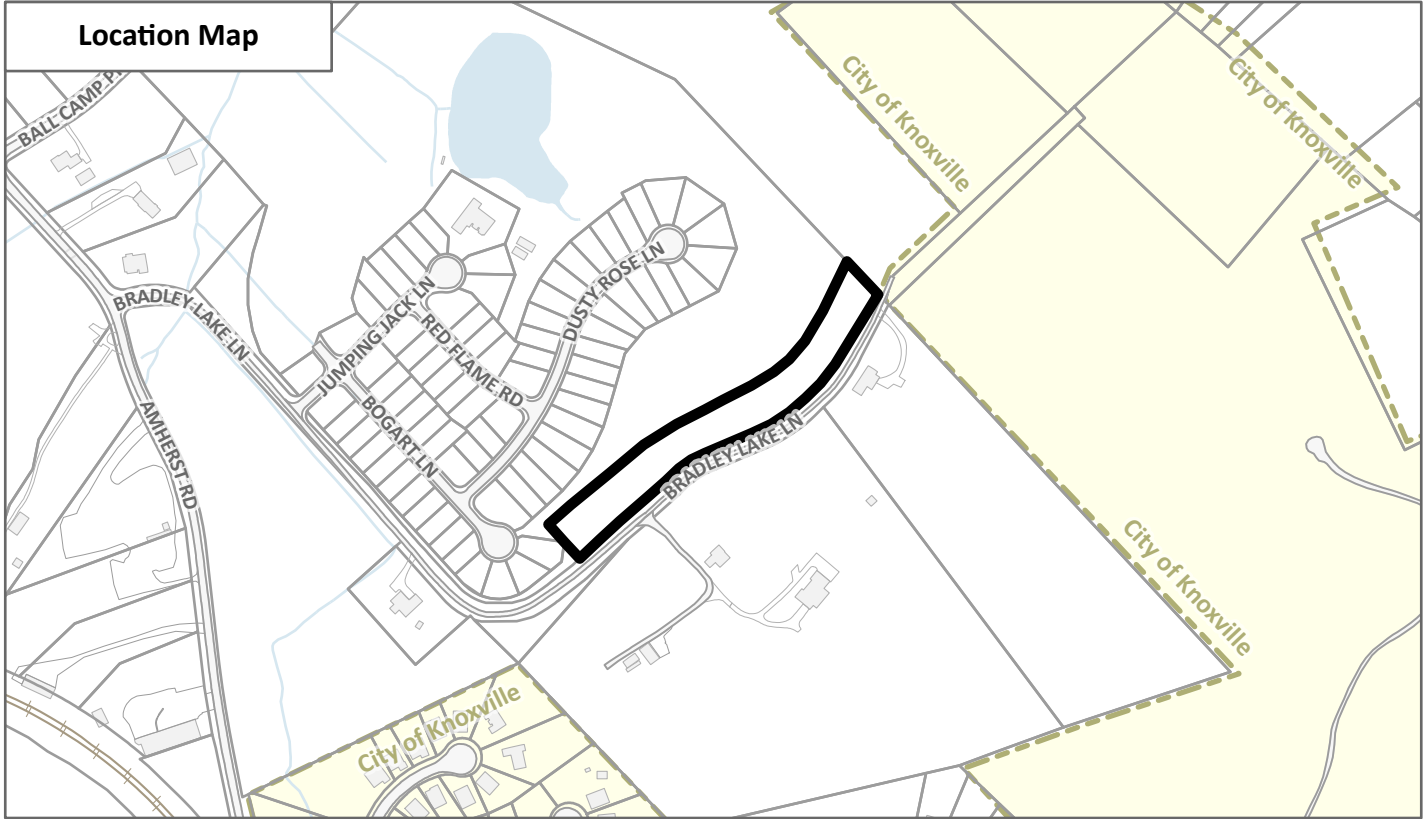


Exhibit A. Contextual Images

Location Map



Aerial Map

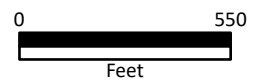


CONTEXTUAL MAPS 1

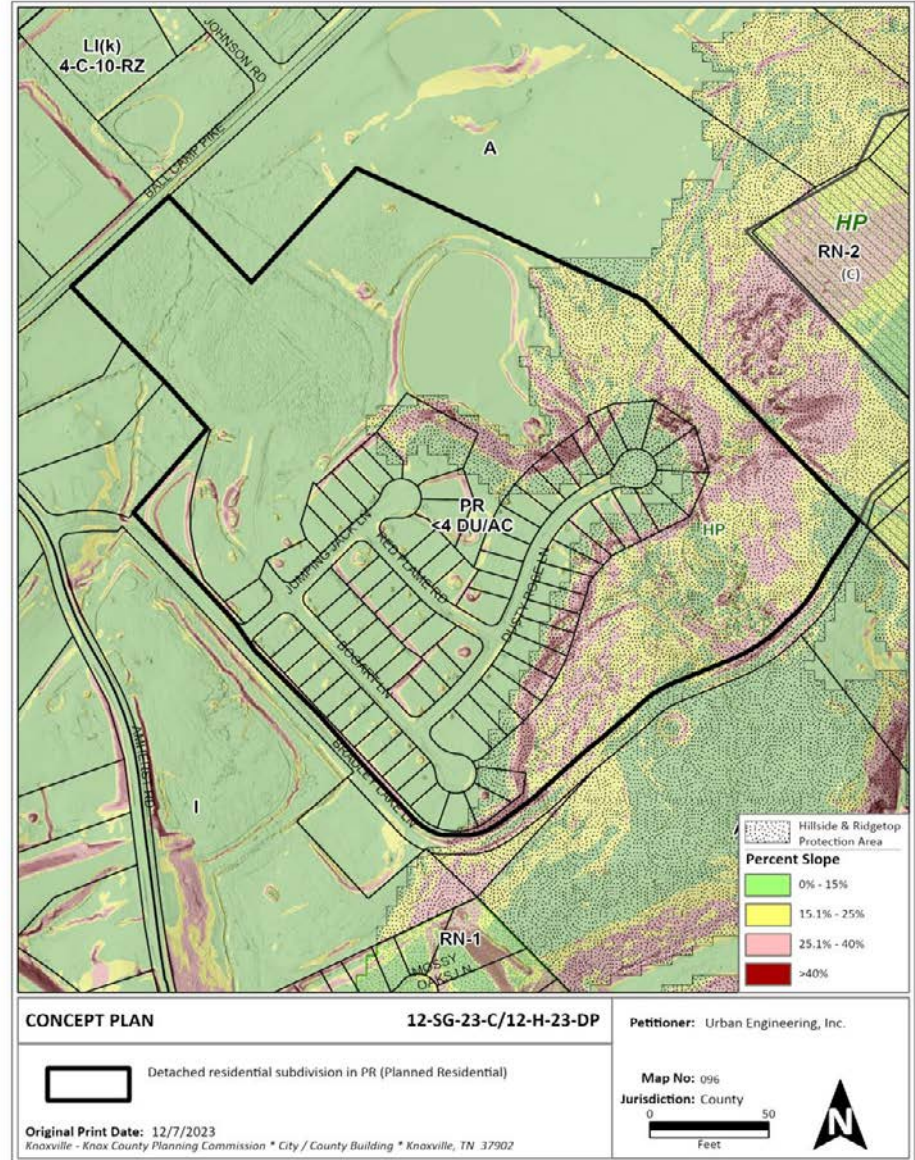
12-H-23-DP / 12-SG-23-C



Case boundary



| CATEGORY | ACRES | RECOMMENDED DISTURBANCE BUDGET (Percent) | DISTURBANCE AREA (Acres) |
|--------------------------------------|-------------|---|--------------------------|
| Total Area of Site | 42.5 | | |
| Non-Hillside | 27.1 | N/A | |
| 0-15% Slope | 4.2 | 100% | 4.2 |
| 15-25% Slope | 5.8 | 50% | 2.9 |
| 25-40% Slope | 4.0 | 20% | 0.8 |
| Greater than 40% Slope | 1.3 | 10% | 0.1 |
| Ridgetops | | | |
| Hillside Protection (HP) Area | 15.3 | Recommended disturbance budget within HP Area (acres) | 8.0 |
| | | Percent of HP Area | 52.3% |

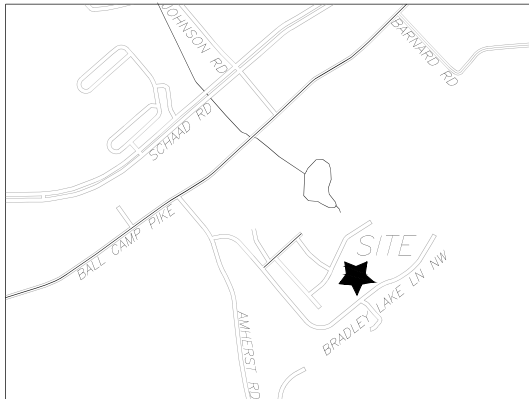


CONCEPT PLAN

U.E.I. PROJECT NO. 2303011

BRADLEY LAKE LANE S/D

SITE ADDRESS: 0 BOGART LANE, KNOXVILLE, TENNESSEE 37921
TAX MAP: 92, PARCEL: 53



LOCATION MAP

DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & SEWER - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- TELEPHONE - AS DIRECTED BY AT&T
- CABLE - AS DIRECTED BY COMCAST
- SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

| TITLE | SHEET |
|-------------|-------|
| TITLE SHEET | C-0 |
| KEY SHEET | C-1 |
| SITE PLAN | C-2 |

MPC FILE# 12-SG-23-C / 12-H-23-DP

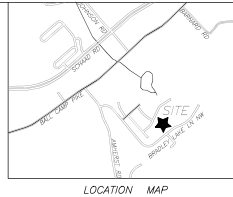
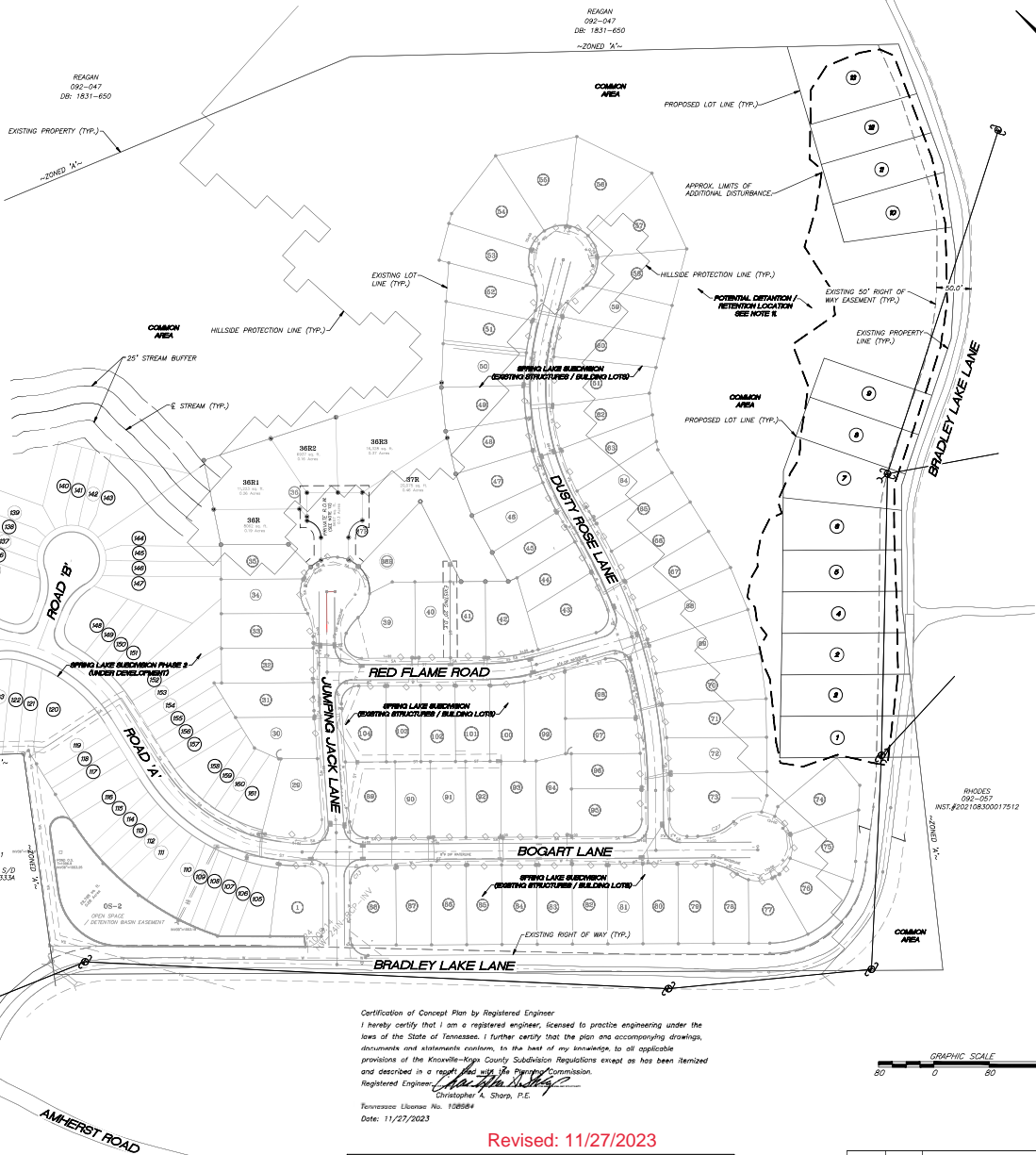
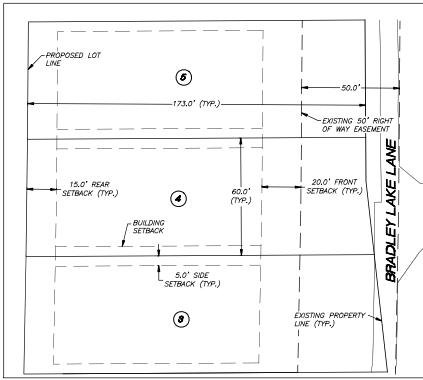
Revised: 11/27/2023



Certification of Concept Plan by Registered Engineer
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 the best of my knowledge, to all applicable provisions of the Knoxville-Rhea County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108884
Date: 11/27/2023

| ISSUE NO. | DATE | DESCRIPTION |
|-----------|----------|-------------|
| 2 | 11/27/23 | SUBMITTAL 2 |

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED "RP" C4 DU/AC. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: TWENTY (20) FEET
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
SIDE: FIVE (5) FEET
REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF USABLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND CORRELATING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE TOTAL AREA WITHIN THE PROPOSED SUBDIVISION IS 3.33-ACRES.
 6. THERE ARE 13 PROPOSED UNITS IN BRADLEY LAKE S/D (3.9 DU/AC).
 7. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 8. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 9. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION FOR BRADLEY LAKE S/D IS 3.33 ACRES.
 10. SEE THIS SHEET FOR TYPICAL LOT DETAIL.
 11. AN EASEMENT WILL BE REQUIRED TO ACCOMMODATE THE POTENTIAL STORMWATER FACILITIES. MAINTENANCE OF THE FACILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE BRADLEY LAKE LAKE S/D PROPERTY.
 12. A GRADING EASEMENT WILL BE REQUIRED TO ACCOMMODATE THE DISTURBANCE ASSOCIATED WITH BRADLEY LAKE LAKE S/D.
 13. TOTAL AREA IN THE HILLSIDE PROTECTION OVERLAY = 16.86-ACRES. PREVIOUSLY DISTURBED AREA IN THIS U/L = 2.63-ACRES. PROPOSED ADDITIONAL DISTURBANCE = 4.23-ACRES.

Certification of Concept Plan by Registered Engineer
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 the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
Registered Engineer: *Christopher L. Sharp, P.E.*
Christopher L. Sharp, P.E.
Tennessee License No. 108984
Date: 11/27/2023

Revised: 11/27/2023

MPC FILE# 12-SG-23-C / 12-H-23-DP

REFERENCE:
DEED INST. 201904110059798



SHEET C-1

CONCEPT PLAN - OVERALL
BRADLEY LAKE LAKE S/D

SITE ADDRESS: 0 BOGART LANE (37921)

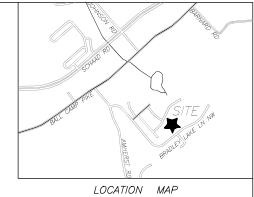
DIST. NO. W6 KNOX CO., TN. PARCEL 5.3
CLT MAP 92
SCALE: 1"=80' OCTOBER 30, 2023

DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

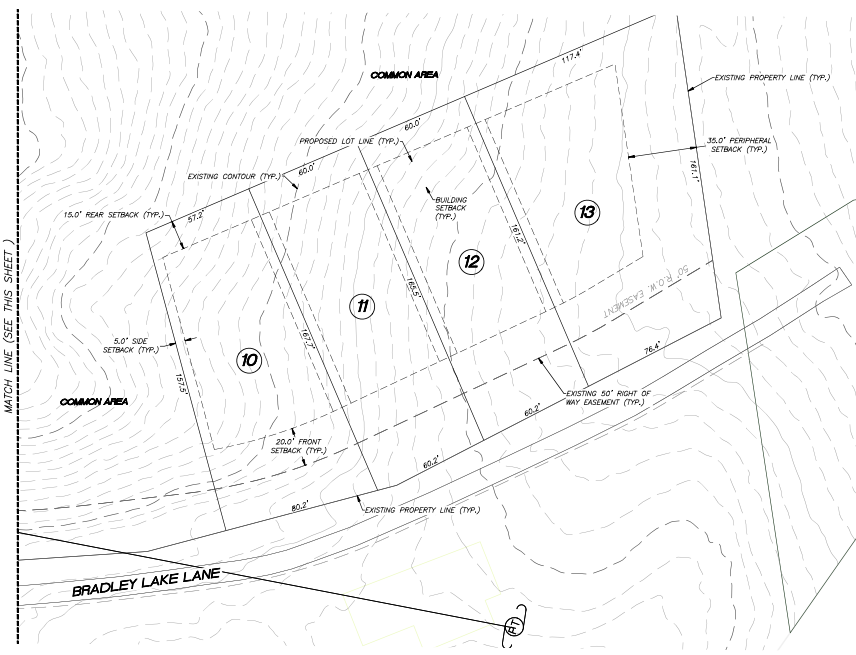


URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

| NO. | DATE | DESCRIPTION | BY | CHK. |
|----------|----------|-------------|----|------|
| 1 | 11/27/23 | SUBMITTAL 2 | | CHK |
| REVISION | | | | |

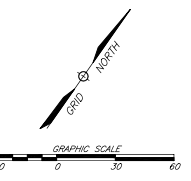


- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED "RR" <4 DU/AC. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: TWENTY (20) FEET
PERIMETRY: THIRTY FIVE (35) FEET (MINIMUM)
SIDE: FIVE (5) FEET
REAR: FIFTY (50) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS SATCH MARKS, MANHOLES, WATER VALVES, ETC., AND COMPARING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY BE NEEDED.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE TOTAL AREA WITHIN THE PROPOSED SUBDIVISION IS 3.33-ACRES.
 6. THERE ARE 13 PROPOSED UNITS IN BRADLEY LAKE S/D (3.9 DU/AC).
 7. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 8. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 9. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION FOR BRADLEY LAKE S/D IS 3.33 ACRES.
 10. AN EASEMENT WILL BE REQUIRED TO ACCOMMODATE THE POTENTIAL STORMWATER FACILITIES. MAINTENANCE OF THE FACILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE BRADLEY LAKE LANE S/D PROPERTY.
 11. TOTAL AREA IN THE HILLSIDE PROTECTION OVERLAY = 18.84-ACRES. PREVIOUSLY DISTURBED AREA IN THE HPL = 4.52-ACRES. PROPOSED ADDITIONAL DISTURBANCE = 4.24-ACRES.



ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

Certification of Concept Plan by Registered Engineer
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 the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
Registered Engineer, *Christopher A. Sharp, P.E.*
Tennessee License No. 108954
Date: 11/27/2023



Revised: 11/27/2023

MPC FILE# 12-SG-23-C / 12-H-23-DP

SHEET C-2

CONCEPT PLAN

BRADLEY LAKE LANE S/D

SITE ADDRESS: 0 BOGART LANE (37921)

DIST. NO. W6 KNOX CO., TN. PARCEL 5.3
CLT MAP 92 OCTOBER 30, 2023
SCALE: 1"=30'

DEVELOPER: EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWG: CLM CHK: GAS DWS: NO. 2303011

REFERENCE:
DEED INST. 201304110089798

| REVISION | DATE | DESCRIPTION | CHK | BY |
|----------|----------|-------------|-----|----|
| 1 | 11/27/23 | SUBMITTAL 2 | CHK | |





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

Urban Engineering, Inc.

Applicant Name

Affiliation

11/13/2023

12/14/2023

12-SG-23-C / 12-H-23-DP

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

Chris Sharp, P.E. Urban Engineering, Inc.

Name / Company

10330 Hardin Valley Rd. Pk. Suite 201 Knoxville TN 37932

Address

865-966-1924 / chris@urban-eng.com

Phone / Email

CURRENT PROPERTY INFO

Mesana Investments, LLC

1920 Ebenezer Rd Knoxville TN 37922

865-693-3356 / swd444@gmail.

Owner Name (if different)

Owner Address

Owner Phone / Email

0 BOGART LN

Property Address

92 part of 053

3.25 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of Bradley Lake Ln, southeast of Jumping Jack Ln

General Location

City

Commission District 3

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest County

LDR (Low Density Residential), HP (Hillside Protection)

Urban Growth Area (Outside City Limit)

Planning Sector

Sector Plan Land Use Classification

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) Detached residential subdivision | |

SUBDIVISION REQUEST

| | |
|---|------------------------------|
| Spring Lake Farms | Related Rezoning File Number |
| Proposed Subdivision Name | |
| <u>Phase 3</u> | <u>13</u> |
| Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels | Total Number of Lots Created |
| Additional Information _____ | |
| <input checked="" type="checkbox"/> Attachments / Additional Requirements | |

ZONING REQUEST

| | | |
|---|-----------------|--------------------------|
| <input type="checkbox"/> Zoning Change | Proposed Zoning | Pending Plat File Number |
| <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 |
|-----------------|-------|
| \$875.00 | |
| Fee 2 | |
| Fee 3 | |

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

| | | |
|---------------------|--------------------------------|-------------------|
| Applicant Signature | Urban Engineering, Inc. | 11/13/2023 |
| | Please Print | Date |

| | | |
|--------------------------|--------------------------------|-------------------|
| Property Owner Signature | Mesana Investments, LLC | 11/13/2023 |
| | Please Print | Date |

Download and fill out this form at your convenience.
Sign the application digitally (or print, sign, and scan).

OR either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

10/26/2023

12/14/23

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Chris Sharp

Urban Engineering, Inc.

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

Mesana Investments, LLC

1920 Ebenezer Road (37922)

(865) 693-3356

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Bogart Lane **Knoxville, TN 37921**

092 053 (part of)

Property Address

Parcel ID

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Detached residential subdivision

SUBDIVISION REQUEST

Spring Lake Farms

Related Rezoning File Number

Proposed Subdivision Name

Phase 3

- Combine Parcels
 Divide Parcel

13

Unit / Phase Number

Total Number of Lots Created

Other (specify) Detached residential subdivision

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 |
|-------|----------|----------|
| 0102 | \$875.00 | \$875.00 |
| Fee 2 | | |
| Fee 3 | | |

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Chris Sharp

Digitally signed by Chris Sharp
Date: 2023.10.26 14:26:15 -04'00'

Urban Engineering, Inc.

10/26/23

Applicant Signature

Please Print

Date

(865) 966-1924

chris@urban-eng.com

Phone Number

Email

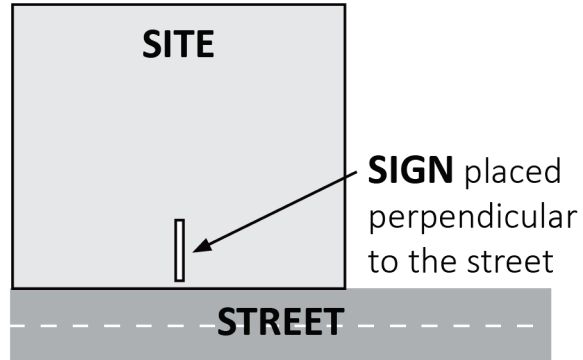
Property Owner Signature

Please Print

Date Paid

Scott Davis

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:

_____ 12/29/2023 _____ and _____ 01/12/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Urban Engineering

Date: 11/14/2023

File Number: 12-SG-23-C & 12-H-23-DP

- Sign posted by Staff
- Sign posted by Applicant