

SUBDIVISION REPORT - CONCEPT

► **FILE #:** 1-SA-23-C

AGENDA ITEM #: 33

AGENDA DATE: 1/12/2023

► **SUBDIVISION:** DORCHESTER SUBDIVISION

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

OWNER(S): Eagle Bend Development, LLC Eagle Bend Development, LLC

TAX IDENTIFICATION: 78 035

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7509 CARPENTER RD

► **LOCATION:** West of Carpenter Rd, north of W Emory Rd

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 19.58 acres

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

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

► **PROPOSED USE:** Removal of condition requiring a sidewalk on the internal road

SURROUNDING LAND USE AND ZONING: North: Rural Residential, Agricultural/Forestry/Vacant -- PR (Planned Residential), A (Agricultural)
South: Attached Residential -- PR (Planned Residential)
East: Rural Residential -- A (Agricultural)
West: Agricultural/Forestry/Vacant -- A (Agricultural)

► **NUMBER OF LOTS:**

SURVEYOR/ENGINEER: Carter McCall Ardurra

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

► **SUBDIVISION VARIANCES REQUIRED:** **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 the request to remove the condition to install sidewalks on the internal loop road per Concept Plan 8-SA-21-C and 9-SC-19-C, subject to 1 condition.**

1) Meeting all conditions of the previous Concept Plan approvals for the Dorchester subdivision (8-SA-21-C and 9-SC-19-C), except for the installation of sidewalks.

COMMENTS:

This request is to remove the sidewalk condition of the previous two concept plans (8-SA-21-C and 9-SC-19-C). In 2019, the sidewalk was proposed around the internal loop portion of Road A to meet the PR objective of

providing an amenity for the residents. The Knox County Department of Engineering and Public Works has agreed to reduce the pavement width from 26' to 22' for this portion of Road 'A' and Road 'B'.

A few months after the 2019 concept plan was approved, Knox County adopted the "Sidewalk Ordinance" (Chapter 54, Article IV) of the Knox County Code. This subdivision does not meet the requirements to install sidewalks per the sidewalk ordinance. However, since there was a condition of the Concept Plan to install the sidewalks, to Planning Commission must approve the removal of the sidewalks for them not to be required.

The 2021 Concept Plan was for 9 additional lots on the short cul-de-sac road, which brought this proposal up to a total of 79 lots. Condition #3 of the 2021 Concept Plan approval states that the total number of lots allowed must be verified when the subdivision is platted to ensure the density of the subdivision does not exceed the maximum of 4 du/ac. The 2021 and current concept plans list that the total area of the subdivision is 19.46 acres, which results in a density of 4.06 du/ac. According to this information presented, 78 lots is the maximum allowed so as not to exceed the maximum approved density of 4 du/ac.

The 2019, 2021, and current concept plans all show a sinkhole in the vicinity of lot 29 and 64, as labeled on the current plan. This sinkhole must be shown on the final plat for the subdivision unless a geotechnical study is provided to and approved by Knox County Engineering and Public Works that demonstrates that this closed depression is not a sinkhole, and the geotechnical engineer must sign a certification on the final plat as provided by Knox County Engineering and Public Works.

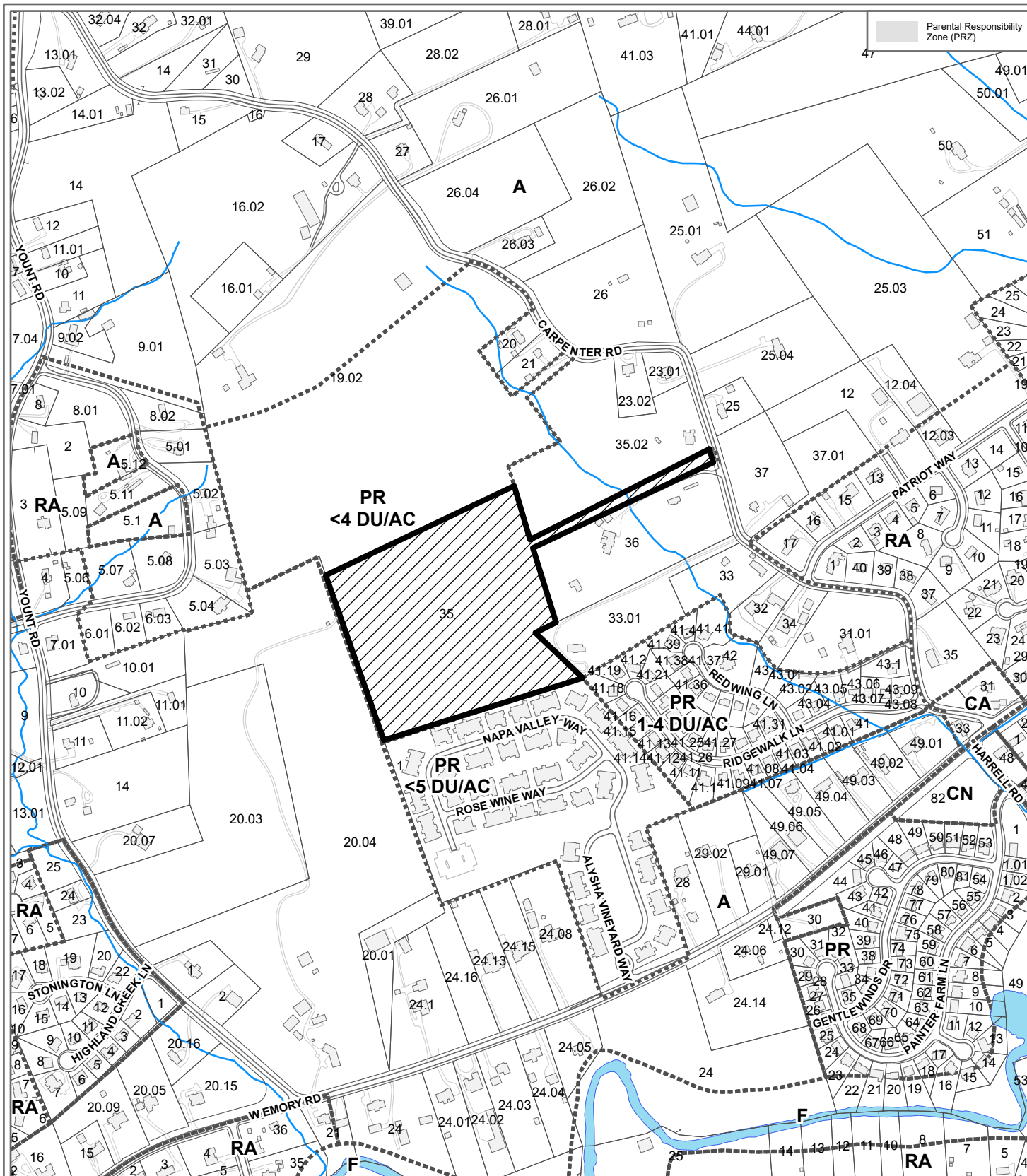
The sight distance at the entrance to the subdivision must be certified before the final plat can be certified. The sight distance to the north is still compromised. One potential solution is to increase the elevation of Road 'A' at the Carpenter Road intersection. This results in an intersection grade of 2%, which requires an alternative design standard to be approved by Knox County Engineering and Public Works (Knox County EPW). Knox County EPW does not oppose this intersection grade because it is less than 3% grade allowed as an alternative design standard and meets the ADA cross-slope standard if a sidewalk is installed along this frontage in the future.

In addition, the developer must widen Carpenter Road to 18-ft per the 2019 concept plan approval.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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



**1-SA-23-C
CONCEPT PLAN**



in PR (Planned Residential)

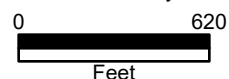
Original Print Date: 12/19/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Mesana Investments, LLC

Map No: 78

Jurisdiction: County



Requested Variances & Alternative Design Standards



1-SA-23-C – DORCHESTER SUBDIVISION

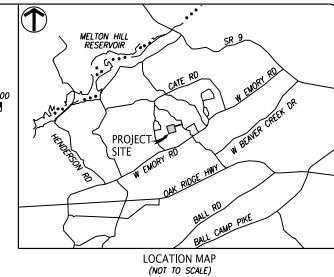
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1% to 2% on Road 'A' at Carpenter Road

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve

  1/3/23



1. THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS LLC DATED NOVEMBER 10, 2004. THE TOPOGRAPHIC DATA WAS TAKEN FROM AAS.

2. PROPERTY CONCERNED REFLECTS PARCEL 078.035 AS SHOWN IN KNOX COUNTY CL. MAP 078.035. FOR THE 1997 PLANNED RESIDENTIAL DISTRICT. TOTAL AREA = \$146.44 AC.

OWNER: MESAMA INVESTMENTS, LLC
P.O. BOX 1135
KNOXVILLE, TN 37939

3. BUILDING SETBACKS ARE 20-FT IN FRONT, 5-FT ON SIDE, AND 15-FT IN REAR. REARAL SETBACK IS 20-FT.
(REDUCED PERPETUAL SETBACKS APPROXIMATELY 10/10/19 AS PART OF PLANNING CASE 3-SC-19-C79-3-19-UR).

4. ACCESS TO LOTS IS RESTRICTED TO INTERIOR STREETS.

5. 12'-17' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 20' PERPETUAL LOT LINES, 5'-22' EACH SIDE OF ALL INTERIOR LOT LINES.

6. PROPOSED IMPROVEMENTS INCLUDE 5-22' DEEP PUBLIC ROAD, 20' PERPETUAL SETBACK, 10' SIDEWALK, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV.

UNIT 1 = 70 LOTS (17.38 AC)
UNIT 2 = 70 LOTS (17.38 AC)
TOTAL = 79 LOTS (19.46 AC)

8. PROPOSED DENSITY IS 79 DU/19.46 AC = 4.06 DU/AC






9. PLANNING CASE NUMBER: 1-SA-21-C-1

78

1. VARIANCES LISTED BELOW WERE APPROVED ON 10/10/19 AS PART OF PLANNING CASE 9-5C-19-C/9-19-JR.
a. CORNER RADIUS VARIANCES FOR THE RIGHT-OF-WAY AT THE INTERSECTION OF ROAD "A" AND CARPENTER ROAD FROM 25+07.10 TO 0+07.10.
b. HORIZONTAL CURVE CENTER LINE VARIANCE ON ROAD "A" BETWEEN STA 16+23.13 AND STA 18+41.15, FROM 250'-0" TO 150'-0".
4. HORIZONTAL CURVE CENTER LINE VARIANCE ON ROAD "A" BETWEEN STA 20+69.27 AND STA 23+60.37, FROM 250'-0" TO 175'-0".
5. HORIZONTAL CURVE CENTER LINE VARIANCE ON ROAD "A" BETWEEN STA 25+69.94 AND STA 28+28.41, FROM 250'-0" TO 175'-0".

1. ALTERNATIVE DESIGN STANDARDS LISTED BELOW WERE APPROVED ON 10/10/19 AS PART OF PLANNING CASE 9-S-19-C9-J-19-UR.
2. RIGHT-OF-WAY WIDTH REDUCTION FOR ROAD "A" FROM 50'-0" TO 48'-6.7" FROM CARPENTER ROAD TO THE EASTERN BOUNDARY FOR THE SUBDIVISION AT LOT 48 (LOT 48 IS NOW LOT 44).
3. STREET PAVEMENT REDUCTION FOR ROAD "A" FROM 26'-0" TO 20'-0" FROM CARPENTER ROAD TO THE EASTERN BOUNDARY LINE FOR THE SUBDIVISION AT LOT 48 (LOT 48 IS NOW LOT 44).
4. STREET PAVEMENT REDUCTION FOR ROAD "A" FROM 26'-0" TO 22'-7" 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).
5. STREET PAVEMENT REDUCTION FOR ROAD "B" FROM 26'-0" TO 22'-0".
6. INTERSECTION GRADE WAIVER FOR ROAD "A" BETWEEN STA 31+60.00 AND STA 32+33.82 FROM 1% UP TO 2%.

1. INTERSECTION GRADE WAIVER FOR ROAD "A" AT CARPENTER ROAD FROM 1% TO 2%.

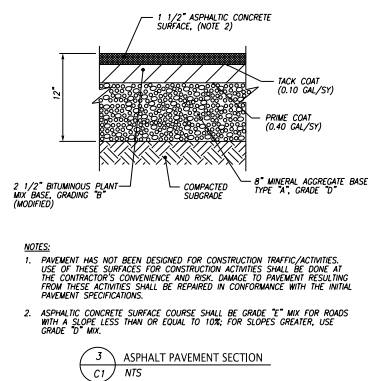
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LOT NUMBER
	PROPERTY/ROW LINE
	PROPOSED ROAD CENTER LINE
	BUILDING SETBACK
(1/C1)	DETAIL REF (DETAIL NO./SHT NO)
TYP	TYPICAL

CONCEPT PLAN

Project 525.013	Sheet C1
Date 11/15/22	
Scale 1"=100'	

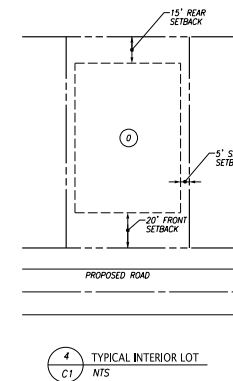
C1

WATER & SEWER WEST KNOX UTILITY DISTRICT (WKUD) P.O. BOX 51370 KNOXVILLE, TN 37950-1370 CONTACT: MR. WAYNE HASTINGS OFFICE PHONE: 865.690.2521	GAS KNOXVILLE UTILITIES BOARD (KUB) P.O. BOX 59017 KNOXVILLE, TN 37950-9017 CONTACT: MR. CHRIS MCCORMICK OFFICE PHONE: 865.558.2123
ELECTRIC KNOXVILLE UTILITIES BOARD (KUB) P.O. BOX 59017 KNOXVILLE, TN 37950-9017 CONTACT: MR. CHRIS MCCORMICK OFFICE PHONE: 865.558.2123	TELEPHONE AT&T 9733 PARKSIDE DRIVE KNOXVILLE, TN 37922 CONTACT: MR. VAUGHN JONES OFFICE PHONE: 865.539.8579



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.





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

Mesana Investments, LLC

Applicant Name

Affiliation

11/18/2022

Date Filed

1/12/2023

Meeting Date (if applicable)

1-SA-23-C

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

Eagle Bend Development, LLC Eagle Ben

Owner Name (if different)

PO Box 11315 Knoxville TN 37939

Owner Address

865-693-3356

Owner Phone / Email

7509 CARPENTER RD

Property Address

78 035

Parcel ID

19.58 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

West of Carpenter Rd, north of W Emory Rd

General Location

☐ City

Commission District 6

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

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

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input 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

Dorchester	Related Rezoning File Number
Proposed Subdivision Name	
1 & 2	79
Unit / Phase Number	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
\$500.00	
Fee 2	
Fee 3	

AUTHORIZATION

Mesana Investments, LLC		11/18/2022
Applicant Signature	Please Print	Date
Phone / Email		
Eagle Bend Development, LLC Eagle Bend Development, LLC		11/18/2022
Property Owner Signature	Please Print	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

Mesana Investments, LLC

Applicant Name

Affiliation

January 12, 2023

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

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

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7509 Carpenter Road

078.035

Property Address

Parcel ID

WKUD

WKUD

N

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

August 29, 2022

DEVELOPMENT REQUEST

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

☒ Residential ☐ Non-Residential

Home Occupation (specify) Single Family

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Dorchester

Proposed Subdivision Name

1 & 2

☐ Combine Parcels

☒ Divide Parcel

79

Unit / Phase Number

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

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

0101

500.00

Total

\$500.00

Fee 2

Fee 3

AUTHORIZATION

Applicant Signature

Scott Davis

Please Print

11/11/22

Date

865.693.3356

swd444@gmail.com

Phone Number

Email

Property Owner Signature

Scott Davis

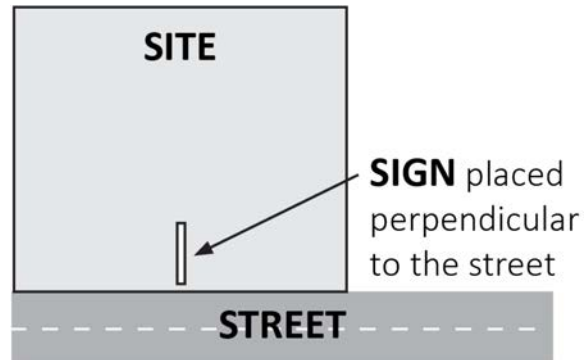
Please Print

11/11/22

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.

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:

_____ 12/31/2022 _____ and _____ 1/13/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments, LLC

Date: 11/18/22

File Number: 1-SA-23-C

☒ Sign posted by Staff
☐ Sign posted by Applicant