



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 1-SD-23-C
1-C-23-DP

AGENDA ITEM #: 36

AGENDA DATE: 1/12/2023

▶ **SUBDIVISION:** FOX ROAD DEVELOPMENT
▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC
OWNER(S): Paul and Nancy Casteel

TAX IDENTIFICATION: 143 112.01, 112 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 FOX RD (504 FOX RD)

▶ **LOCATION:** East side of Fox Rd, north of Foxvue Rd

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking Creek

▶ **APPROXIMATE ACREAGE:** 0.96 acres

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

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

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential -- RA (Low Density Residential)
South: Agriculture/forestry/vacant -- PR (Planned Residential)
East: Agriculture/forestry/vacant -- PR (Planned Residential)
West: Fox Road, I-140 -- ROW (Right-of-Way)

▶ **NUMBER OF LOTS:** 4

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:** See 12-SB-22-C

STAFF RECOMMENDATION:

▶ **Approve the Concept Plan subject to 1 condition.**

1) Meeting all conditions of 12-SB-22-C, approved by the Planning Commission on December 8, 2022.

▶ **Approve the development plan for a residential subdivision with up to 4 detached dwellings for Phase II (94 detached dwellings total for phases 1 & 2), subject to 2 conditions.**

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

2) Obtaining rezoning approval to PR (Planned Residential) at a density that allows 94 dwelling units combined in phases I and II (12-M-22-RZ).

COMMENTS:

This proposal is phase II of the Fox Road Subdivision (Development) on Fox Road, adding 4 lots near the entry to the subdivision. The lots were not included in Phase I because the subject property had not yet been rezoned. There will be 94 total lots in both phases with a combined density of 3.83 du/ac. If Knox County Commission rezones the .96 acre property to PR (Planned Residential) up to 4 du/ac as recommended by the Planning Commission (12-M-22-RZ), the entire subdivision will be zoned PR up to 4 du/ac.

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 (pending):

- 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) The rezoning of the .96 acre subject property to PR up to 4 du/ac is still pending. The proposed density on the .96 acres is 4.17 du/ac, which exceeds the 4 du/ac maximum recommended by the Planning Commission. However, the combined density for the entire development is 3.83 du/ac, which is in conformance with the maximum density.

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 4.17 du/ac on the subject property and 3.83 du/ac for the entire development.

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.

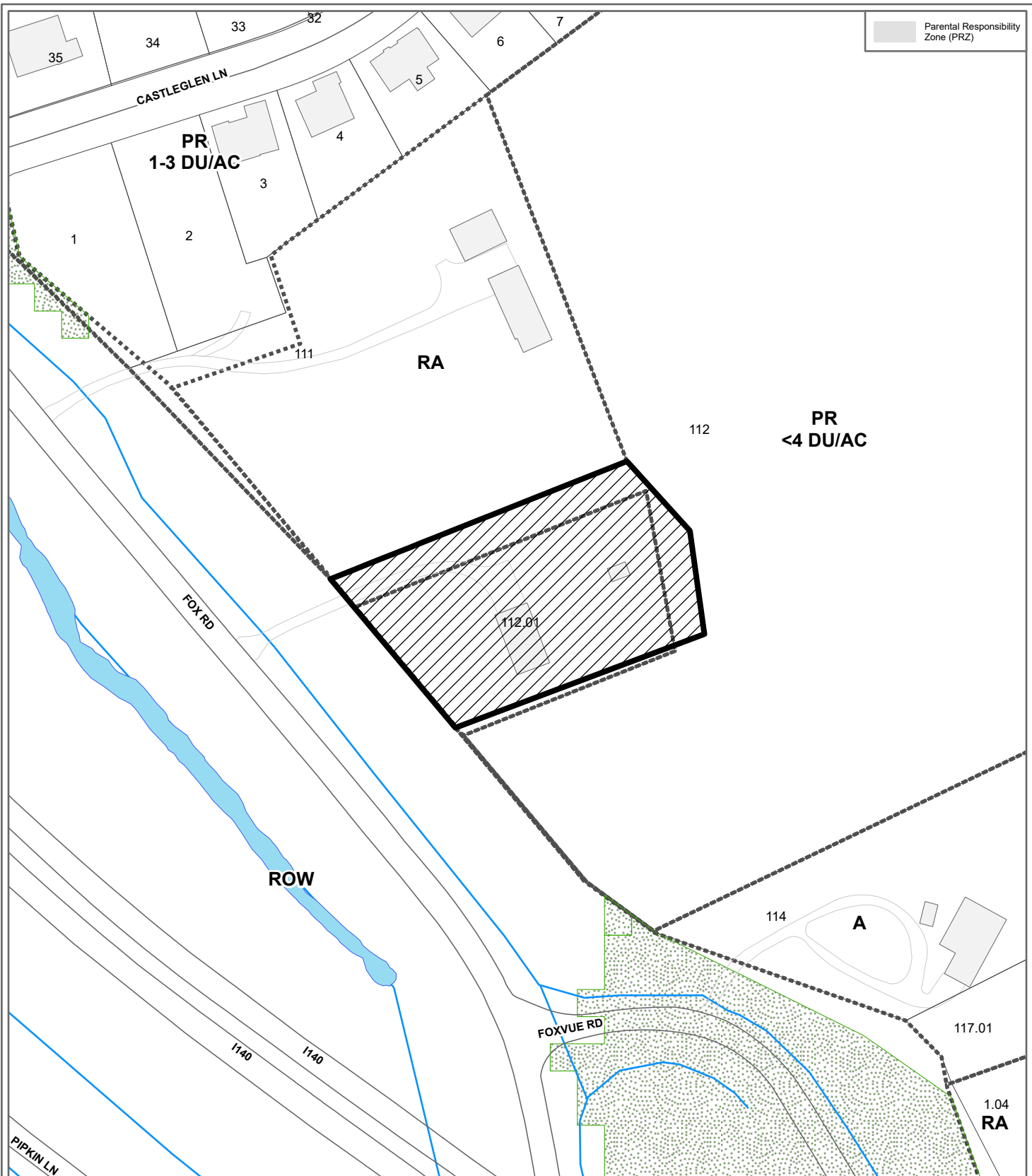
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

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.

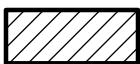
Knoxville-Knox County Planning Commission's approval or denial of this development plan request is final, unless the action is appealed to the Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.



Parental Responsibility Zone (PRZ)

**1-SD-23-C / 1-C-23-DP
CONCEPT PLAN/DEVELOPMENT PLAN**

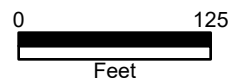
Petitioner: Mesana Investments, LLC

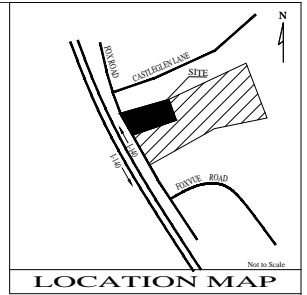
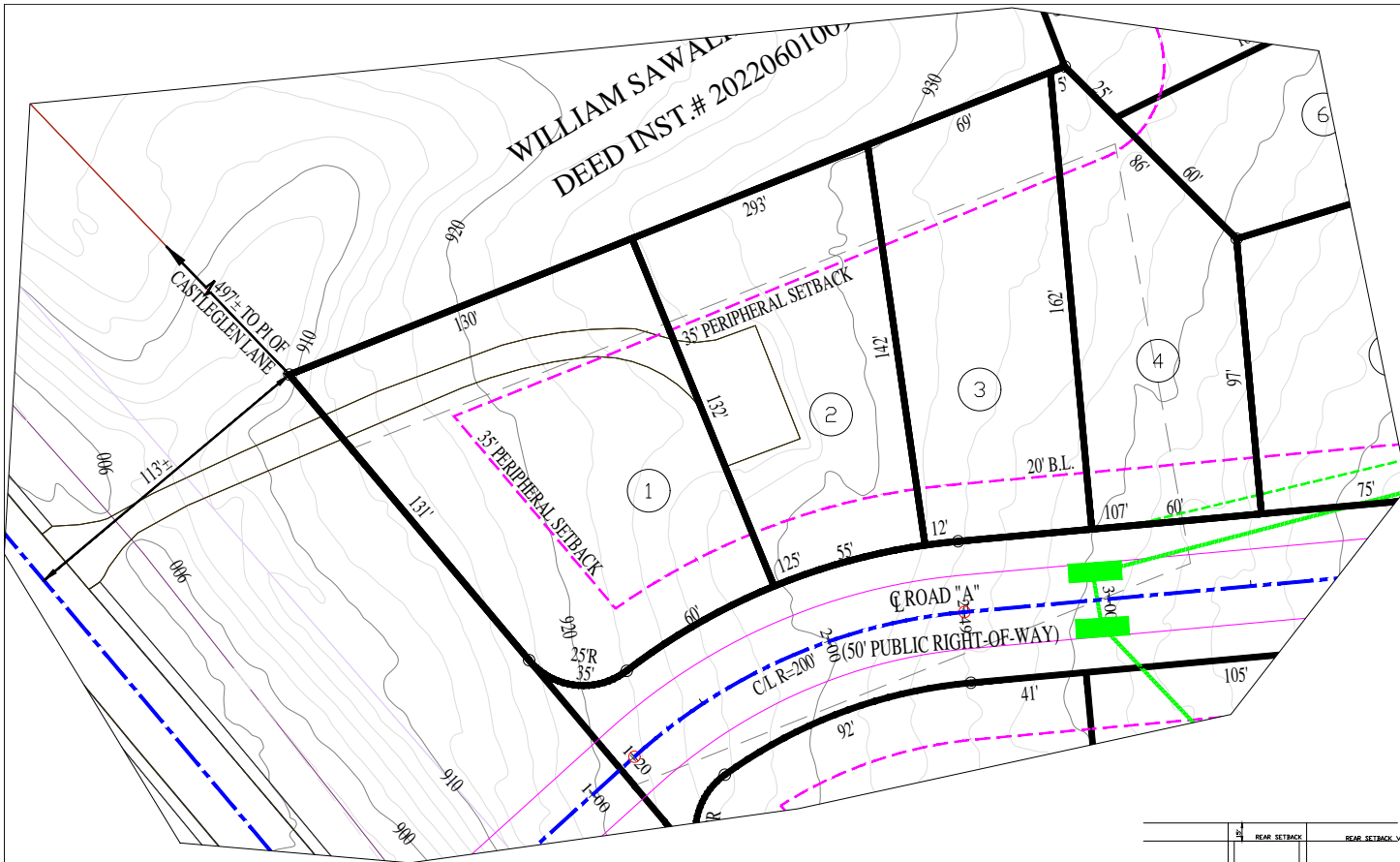


Detached residential subdivision in PR (Planned Residential) pending

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

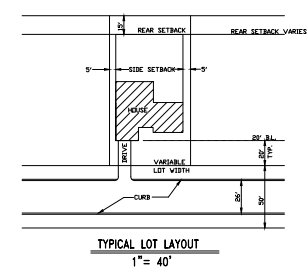
Map No: 143
Jurisdiction: County





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.

- NOTES:
1. ALL DIMENSIONS AND AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 2. THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND SIGNAL COLUMNS NEAR ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAY, AND FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL EXTERIOR LOT LINES AND ON BOTH SIDES OF ALL OTHER EXTERIOR LOT LINES. UTILITY AND SIGNAL COLUMNS SHALL BE CENTERED ABOUT OR ADJACENT STRUCTURE AS INSTALLED.
 3. CONSENT FROM OTHER ADJOINERS BY 21 CFR HAS BEEN OBTAINED FROM KNOX COUNTY WHERE APPLICABLE.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 106 ACRES AND IS SUBDIVIDED INTO SINGLE FAMILY LOTS 1-4.
 5. THE ZONING DISTRICT WILL BE APPROVED ON DECEMBER 1, 2022 (11-22-2022).
 6. CONDITIONS PROVIDED BY KNOXVILLE INOX COUNTY RULES AND ROAD PROFILES ARE BASED ON KIDS. ELEVATION.
 7. WATER FIRST UTILITY DISTRICT
 8. SEWER FIRST KNOX COUNTY DISTRICT
 9. ELECTRIC: KIDS
 10. GAS: KNOXVILLE UTILITY BOARD
 11. TELEPHONE: AT & T
 12. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 13. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT - 5'
 REAR - 5'
 SIDE - 5'
 14. THE CONCEPT FOR PARCELS 1-6 HAS BEEN APPROVED ON DECEMBER 1, 2022 IN FILE # 13-08-23-C AND 13-8-23-DP.
 15. VEHICLES OR ACCESS FOR ALL LOTS LIMITED TO EXTERIOR ROAD SYSTEM ONLY.
 16. ALL FIRE EXITS WILL BE LOCATED TO THE WATER MAIN.
 17. BLOCK NUMBER IS BASED ON KIDS.



ALL CONSTRUCTION SHALL ADHERE TO THE TDEC APPROVED STANDARD SPECIFICATIONS FOR THE WEST KNOX UTILITY DISTRICT.

NOTE:
 CONTRACTOR IS RESPONSIBLE FOR ALL THROUGH SAFETY.
 CONTRACTOR SHALL SHOW AND TRAFFIC ALL OPEN CUT REQUIREMENTS AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACCORDANCE WITH ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORK TO AVOID EXCESSIVELY HIGH CUTS IN UNSATURATED MATERIAL.
 SIGNA BARRIERS SHALL BE ADDED BY.



1-SD-23-C / 1-C-23-DP
 11/28/2022

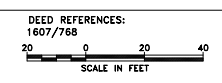
OWNER/DEVELOPER:
 EAGLE BEND
 P.O. BOX 11315
 KNOXVILLE, TN 37939
 PHONE: (865) 693-3356
 FAX: (865) 693-7465
 EMAIL: ew444@gmail.com

SITE ADDRESS:
 501 FOX ROAD
 KNOXVILLE, TENNESSEE 37922

SOUTHLAND ENGINEERING CONSULTANTS, LLC
 GENERAL CIVIL & LAND SURVEYORS
 4019 BALL ROAD
 KNOXVILLE, TENNESSEE 37921
 PHONE: (865) 694-7756
 FAX: (865) 693-9889
 E-MAIL: seinfo@southlandengineeringusa.com
www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED			
		ENGINEER			
DRAWN	WAR				
CHECKED	WAR				
			NO.	DATE	REVISION
					APPR.

SCALE
 HORIZONTAL: 1" = 20'
 DATE
 11-28-2022



CONCEPT PLAN, PHASE II
 FOX ROAD DEVELOPEMNT ON FOX ROAD
 CLT MAP 143, PARCEL 112.01
 DISTRICT 6, KNOX COUNTY, TENNESSEE

SD-04-28-22-CP-11
 SHEET 1 OF 1 SHEET

1"=20'
 COPYRIGHT 2022



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

11/28/2022

Date Filed

1/12/2023

Meeting Date (if applicable)

1-SD-23-C / 1-C-23-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

Paul and Nancy Casteel

Owner Name (if different)

504 Fox Rd Knoxville TN 37922

Owner Address

Owner Phone / Email

0 FOX RD / 504 FOX RD

Property Address

143 112.01, 112 (part of)

Parcel ID

Part of Parcel (Y/N)?

0.96 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, north of Foxvue Rd

General Location

City

Commission District 3

PR (Planned Residential) pending

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) Detached residential subdivision	

SUBDIVISION REQUEST

Fox Road Development	Related Rezoning File Number
Proposed Subdivision Name	
<u>Phase II</u>	<u>4</u>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	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	11/28/2022
Applicant Signature	Date

Phone / Email

Paul and Nancy Casteel	11/28/2022
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.

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

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

Mesana Investments, LLC

Applicant Name		Affiliation
11/28/2022	1/12/2023	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

Paula Angermeier, Kelvin Kearse, Kelly Kear	504 Fox Road	N/A
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 & 504 Fox Road, Knoxville, TN 37922	143 112 & 143 112.01 (part of)	
Property Address	Parcel ID	
FUD	FUD	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

East side of Fox Rd, north of Foxvue Rd	.96 acres		
General Location	Tract Size		
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	3rd District	PR (Planned Residential) pending	Single family
	District	Zoning District	Existing Land Use
Southwest County	LDR	Planned Growth	
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation	

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

Fox Road Development Proposed Subdivision Name Phase II <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel <u>4</u> Unit / Phase Number Total Number of Lots Created	Related Rezoning File Number 12-M-22-RZ
<input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

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

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" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Fee 1</td> <td style="width: 40%;">Concept Plan</td> <td style="width: 30%;"></td> </tr> <tr> <td>0101</td> <td></td> <td></td> </tr> <tr> <td>Fee 2</td> <td></td> <td rowspan="3" style="font-size: 2em; vertical-align: middle;">\$500</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Fee 3</td> <td></td> </tr> <tr> <td colspan="2"></td> <td style="text-align: right;">Total</td> </tr> </table>	Fee 1	Concept Plan		0101			Fee 2		\$500			Fee 3				Total
Fee 1	Concept Plan																
0101																	
Fee 2		\$500															
Fee 3																	
		Total															

MR

AUTHORIZATION

	Mesana Investments, LLC	11/28/2022
Applicant Signature	Please Print	Date
(865) 693-3356	swd444@gmail.com	
Phone Number	Email	
_____	_____	_____
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.