

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► FILE #: 4-SC-24-C

AGENDA ITEM #:

24

4-C-24-DP

AGENDA DATE:

4/11/2024

► SUBDIVISION: FOX ROAD SUBDIVISION

► APPLICANT/DEVELOPER: URBAN ENGINEERING, INC.

OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 143 112 01,112 [View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 FOX RD (504 FOX RD)

► LOCATION: Northeast side of Fox Rd, south of Castleglen Ln

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking Creek

► APPROXIMATE ACREAGE: 23.36 acres

► ZONING: PR (Planned Residential) up to 3.5 du/ac and 4.0 du/ac

► EXISTING LAND USE: Single Family Residential, Agriculture/Forestry/Vacant Land

► PROPOSED USE: Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant - PR (Planned Residential) up to 3 du/ac
 South: Single family residential, public/quasi public land, rural residential - A (Agricultural)
 East: Agriculture/forestry/vacant - A (Agricultural)
 West: Rural residential, I-140 right-of-way - PR (Planned Residential) up to 3 du/ac, ROW (Right-of-Way)

► NUMBER OF LOTS: 92

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

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: ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

- 1) Increase the maximum road grade from 12% to 14.93% between STA 7+28.64 and 9+78.68 on Road 'B'.
- 2) Increase the maximum road grade from 12% to 13.18% between STA 3+07.41 and 6+15.11 on Road 'A'.
- 3) Increase the maximum road grade from 12% to 12.15% between STA 6+41.72 and 11+97.29 on Road 'A'.
- 4) Reduce horizontal curve radius from 250' to 200' between STA 4+76.39 and 5+56.93 on Road 'A'.
- 5) Reduce horizontal curve radius from 250' to 200' between STA

9+92.20 and 10+39.84 on Road 'A'.

6) Reduce horizontal curve radius from 250' to 200' between STA 3+56.86 and 6+16.23 on Road 'B'.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS OR CITY OF KNOXVILLE
ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT
REQUIRED)**

- 1) Increase the maximum intersection grade from 1% to 1.20% at the intersection of Roads 'A' and 'B'. (County)**
- 2) Increase the maximum intersection grade from 1% to 1.23% at the intersection of Roads 'B' and 'C'. (County)**
- 3) Increase the maximum intersection grade from 1% to 2% at the intersection of Road 'B' and Fox Road. (City)**
- 4) Reduce the right-of-way width from 50 ft to 40 ft for all roads. (County)**

STAFF RECOMMENDATION:

- **Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 11 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.
- 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) The road right-of-way width shall be reviewed and approved by Knox County Engineering and Public Works during the design plan phase as an alternative design standard, in consultation with the utility district to ensure all infrastructure can be accommodated.
- 9) Providing 200-ft sight distance easements through curves with a horizontal radius of less than 200 ft, as required by Knox County Engineering and Public Works during the design plan phase. Driveways must have a depth of 20 ft past the sight distance easement.
- 10) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the City of Knoxville Department of Engineering.
- 11) 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 92 detached dwellings, 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 in the PR district and the criteria for

approval of a development plan.

COMMENTS:

This proposal is for a 92-lot detached residential subdivision on 23.6 acres at a density of 3.9 du/ac. The site has two different PR (Planned Residential) zone districts: 22.7 acres at 4 du/ac (9-D-22-RZ) and 0.9 acres at 3.5 du/ac (12-M-22-RZ). The proposed density is in conformance with both PR zone districts.

The proposed public roads have a 40-ft right-of-way and 26-ft pavement width. There is a recommended condition that the right-of-way width be further reviewed and approved by Knox County Engineering and Public Works during the design plan phase, which will allow further discussions with the utility district to ensure all agencies agree that the required infrastructure can be accommodated.

ALTERNATIVE DESIGN STANDARDS

The applicant is requesting several road design alternative design standards. The requests to increase intersection grades from 1 percent to no more than 2 percent will still allow for ADA-accessible crosswalks if sidewalks are ever installed. The 200-ft horizontal curve radii are appropriate on streets with a posted speed limit of 25 MPH. There is a condition that a 200-ft sight distance easement be provided on the inside of these curves to ensure impediments are not installed, such as large plantings. The increased road grades will allow less grading in the HP (Hillside Protection) areas.

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 3.5 du/ac and 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) The site has two different PR (Planned Residential) zone districts: 22.7 acres at 4 du/ac (9-D-22-RZ) and 0.9 acres at 3.5 du/ac (12-M-22-RZ). The proposed density is in conformance with both PR zone districts.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Encourage the scale of new development to be compatible with existing neighborhoods and communities (policy 9.3). The development will consist of detached houses, which are consistent with other nearby residential developments.

3) SOUTHWEST 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 3.9 du/ac.
- B) There are 17.6 acres of the 23.6-acre property in the HP (Hillside Protection) area. The slope analysis recommends a maximum of 10.9 acres (62.7 percent) of land disturbance within the HP area. This proposal disturbs 16.3 acres (92.6 percent) of the 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.

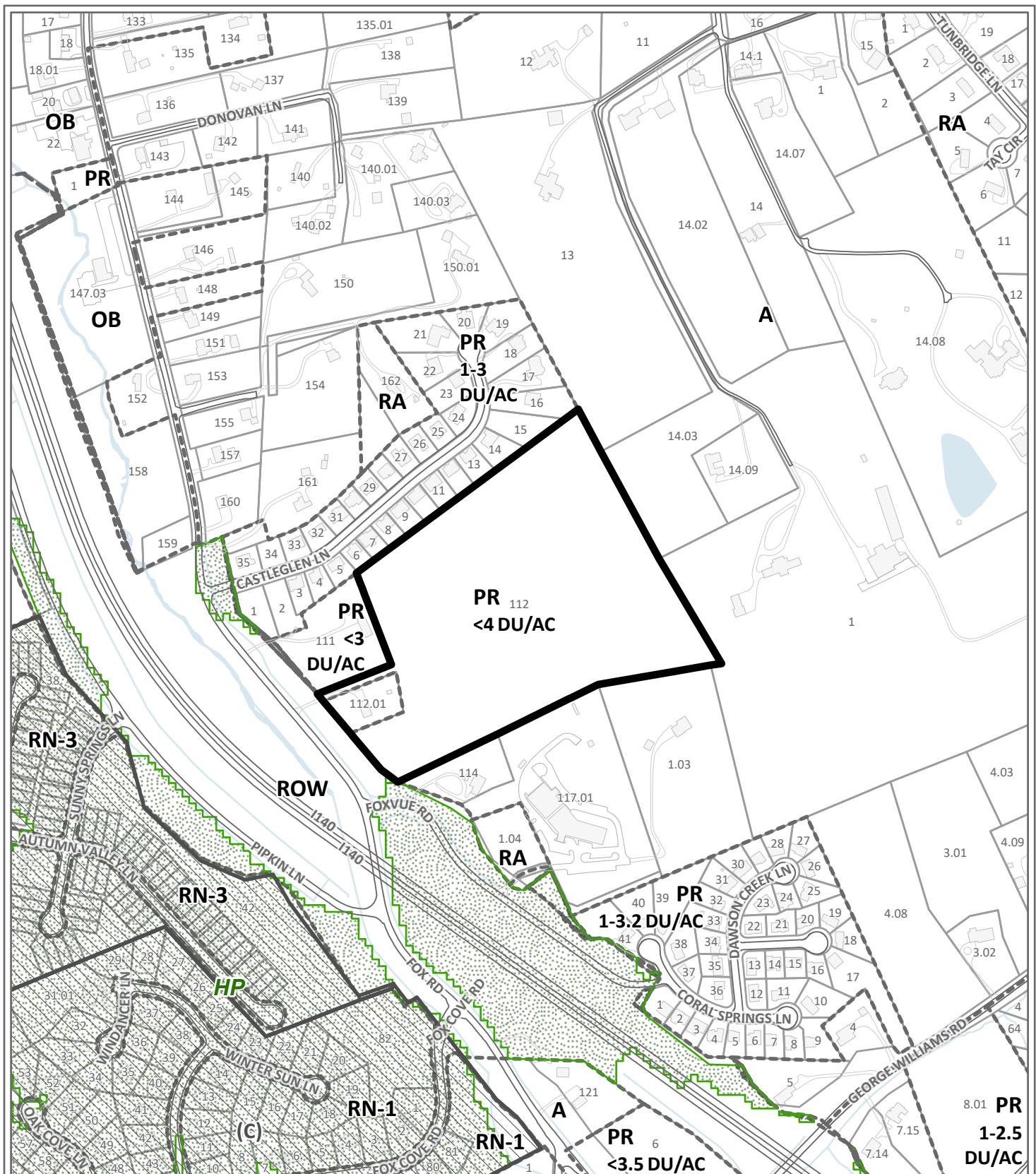
ESTIMATED STUDENT YIELD: 38 (public school children, grades K-12)

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.

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

4-SC-24-C / 4-C-24-DP

Petitioner: Urban Engineering, Inc.



Detached residential subdivision in PR (Planned Residential) up to 3.5 du/ac and PR (Planned Residential) up to 4 du/ac Districts.

Original Print Date: 3/6/2024

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

Map No: 143

Jurisdiction: County

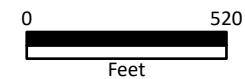
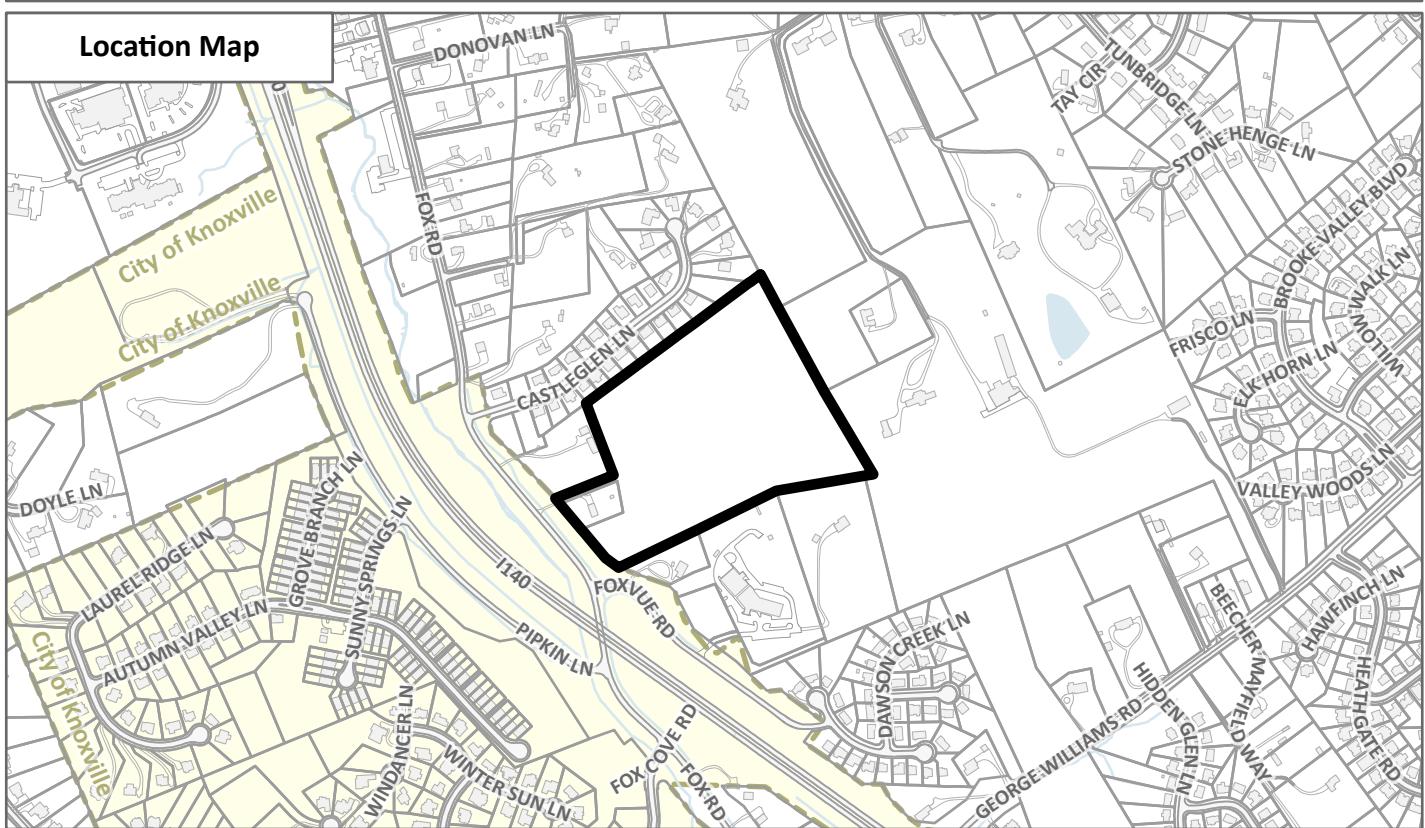


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

4-C-24-DP / 4-SC-24-C



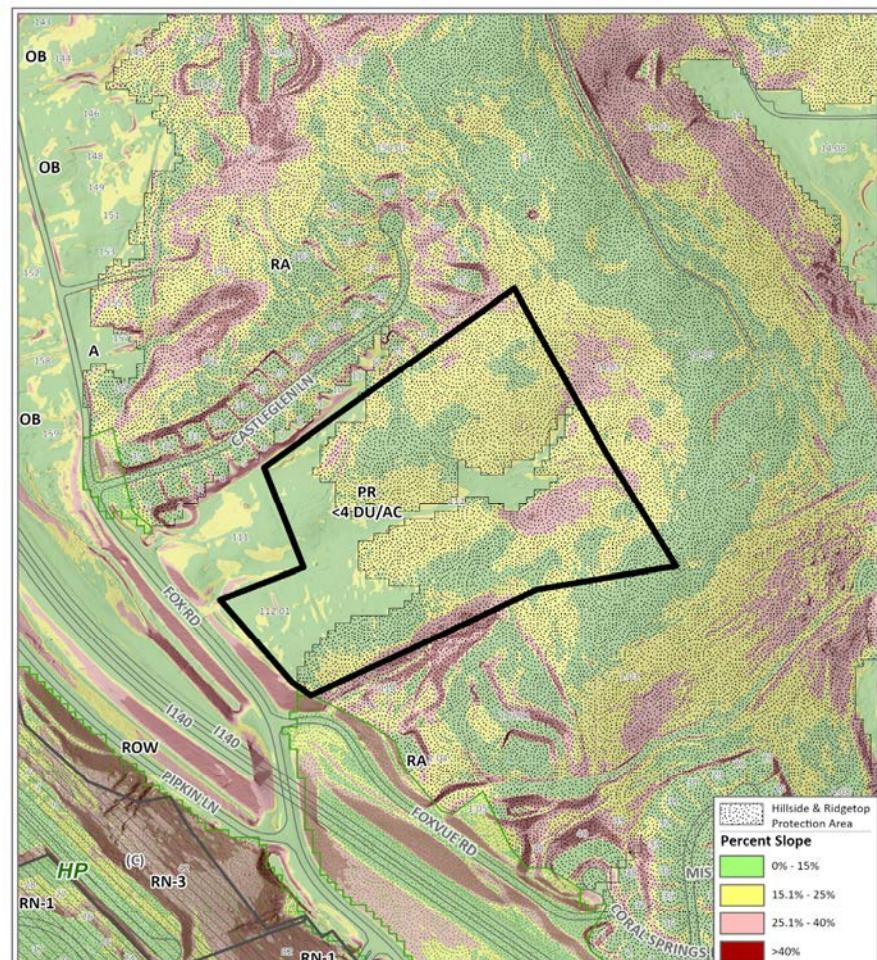
Case boundary

0 930
Feet



Staff - Slope Analysis
Case: 4-SC-24-C / 4-C-24-DP

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	23.4		
Non-Hillside	6.0	N/A	
0-15% Slope	5.5	100%	5.5
15-25% Slope	9.9	50%	5.0
25-40% Slope	1.8	20%	0.4
Greater than 40% Slope	0.1	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	17.3	Recommended disturbance budget within HP Area (acres)	10.9
		Percent of HP Area	62.7%



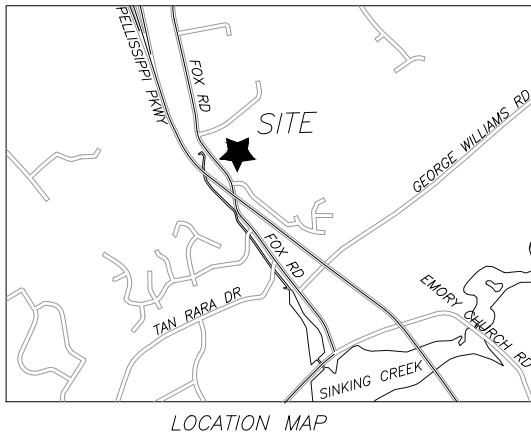
CONCEPT PLAN	4-SC-24-C / 4-C-24-DP	Petitioner: Urban Engineering, Inc.
	in PR (Planned Residential)	Map No: 143 Jurisdiction: County
Original Print Date: 3/7/2024 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902		0 390 Feet

CONCEPT PLAN

U.E.I. PROJECT NO. 2402009

FOX ROAD SUBDIVISION

SITE ADDRESS: 0 FOX ROAD, KNOXVILLE, TENNESSEE 37922
TAX MAP: 143, PARCELS: 112.00 & 112.01



REQUESTED VARANCES / ALTERNATIVE DESIGN STANDARDS:

1. REDUCE THE REQUIRED RIGHT OF WAY WIDTH FROM 50' TO 40' (ALL ROADS).
2. REDUCE THE REQUIRED PAVEMENT WIDTH FROM 26' TO 22' (ALL ROADS).
3. INCREASE THE MAXIMUM LONGITUDINAL SLOPE FROM 1% AT THE INTERSECTION OF ROAD 'A' AND FOX ROAD.
4. INCREASE THE MAXIMUM LONGITUDINAL SLOPE FROM 1% TO 1.2% AT THE INTERSECTION OF ROADS 'A' AND 'B'.
5. INCREASE THE MAXIMUM LONGITUDINAL SLOPE FROM 1% TO 1.2% AT THE INTERSECTION OF ROADS 'B' AND 'C'.
6. INCREASE THE MAXIMUM ROAD GRADE FROM 12% TO 13.18% (ROAD 'A' STA 3+07.41-6+15.17).
7. INCREASE THE MAXIMUM ROAD GRADE FROM 12% TO 12.15% (ROAD 'A' STA 6+41.72-11+97.29).
8. DECREASE THE ROAD 'A' CENTERLINE RADII FROM 250' TO 200' BETWEEN STATIONS 3+56.86-6+16.23 (ROAD 'A' STA 3+76.39-5+56.83 AND 9+82.20-10+39.84).
9. DECREASE THE ROAD 'B' CENTERLINE RADII FROM 250' TO 200' BETWEEN STATIONS 3+56.86-6+16.23.
10. INCREASE THE MAXIMUM GRADE FROM 12% TO 14.23% BETWEEN STATIONS 7+28.64 AND 9+78.68 (ROAD 'B').

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 FIRST UTILITY DISTRICT
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE

TITLE SHEET

KEY SHEET

SITE PLAN

PRELIMINARY DRAINAGE PLAN

ROAD PROFILES

SHEET

C-0

C-1

C-2 THRU C-4

C-5

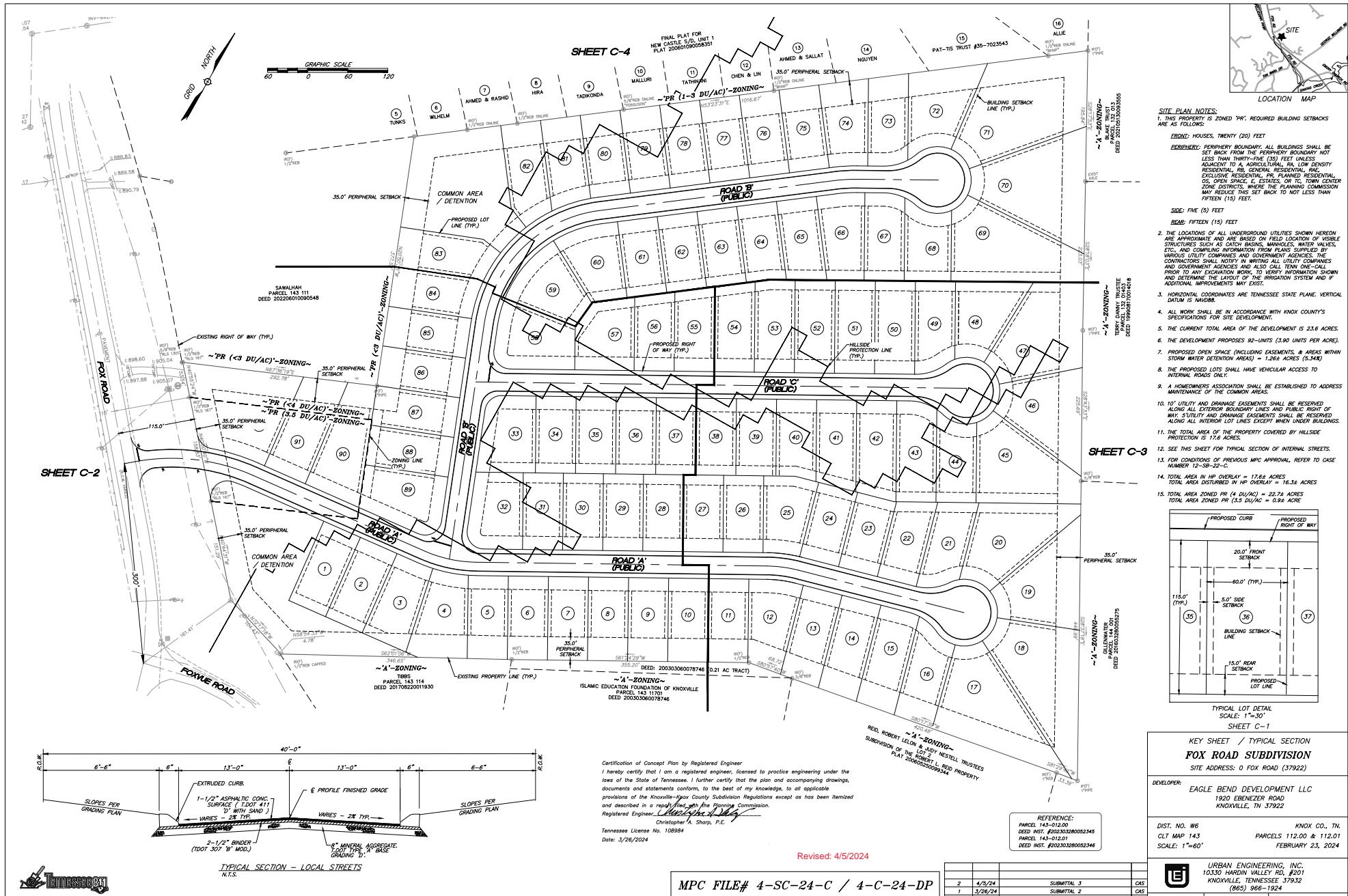
C-6 THRU C-9

Revised: 4/5/2024

MPC FILE# 4-SC-24-C / 4-C-24-DP

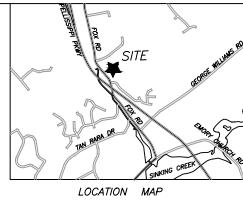
2	3/26/24	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION

SHEET C-0 - 1 OF 10



MPC FILE# 4-SC-24-C / 4-C-24-DP

Revised: 4/5/2024



SITE PLAN NOTES:
1. THIS PROPERTY IS ZONED PR*. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

FRONT: HOUSES, TWENTY (20) FEET
PERIPHERAL: PERIPHERY BOUNDARY. ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN FIVE (5) FEET. CONSTRUCTION OF BUILDINGS ADJACENT TO A AGRICULTURAL, RA. LOW DENSITY RESIDENTIAL, OR COMMERCIAL USE AREAS IS PROHIBITED.
EXCLUSIVE RESIDENTIAL PR, PLANNED RESIDENTIAL, OS, OPEN SPACE, E. ESTATES, OR TC, TOWN CENTER ZONING ARE NOT ALLOWED. THE EXCLUSIVE RESIDENTIAL MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.

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, VISIBLE SURVEY POINTS, SURVEYORS' NOTES, AND OTHER DATA, UNITS, VADS, ETC., AND COMPARING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITIES. CONTRACTORS SHALL NOT PERTURB THESE UTILITIES. CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND OWNERS OF THE GROUND IN WHICH THEY EXIST PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF IRRIGATION SYSTEM AND IF ADDITIONAL CONSIDERATIONS MAY EXIST.

3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.

4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 2.36 ACRES.

6. THE DEVELOPMENT PROPOSES 92-UNITS (3.90 UNITS PER ACRE).

7. PROPOSED OPEN SPACE (EXCLUDING EASEMENTS & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.262 ACRES (5.34%).

8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.

9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.

10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG THE EXISTING ROAD LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERNAL LOT LINES EXCEPT WHEN UNDER BUILDINGS.

11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 17.6 ACRES.

12. SEE THIS SHEET FOR TYPICAL SECTION OF INTERNAL STREETS.

13. FOR CONDITIONS OF PREVIOUS MPC APPROVAL REFER TO CASE NUMBER 4-SC-24-C.

14. TOTAL AREA IN HP OVERLAY = 17.64 ACRES.
TOTAL AREA DISTURBED IN HP OVERLAY = 16.34 ACRES

15. TOTAL AREA ZONED PR (4 DU/AO) = 22.74 ACRES
TOTAL AREA ZONED PR (3.5 DU/AC) = 0.84 ACRE

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. 108984

Date: 3/26/2024

SHEET C-2

SITE PLAN FOX ROAD SUBDIVISION

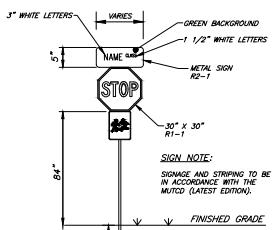
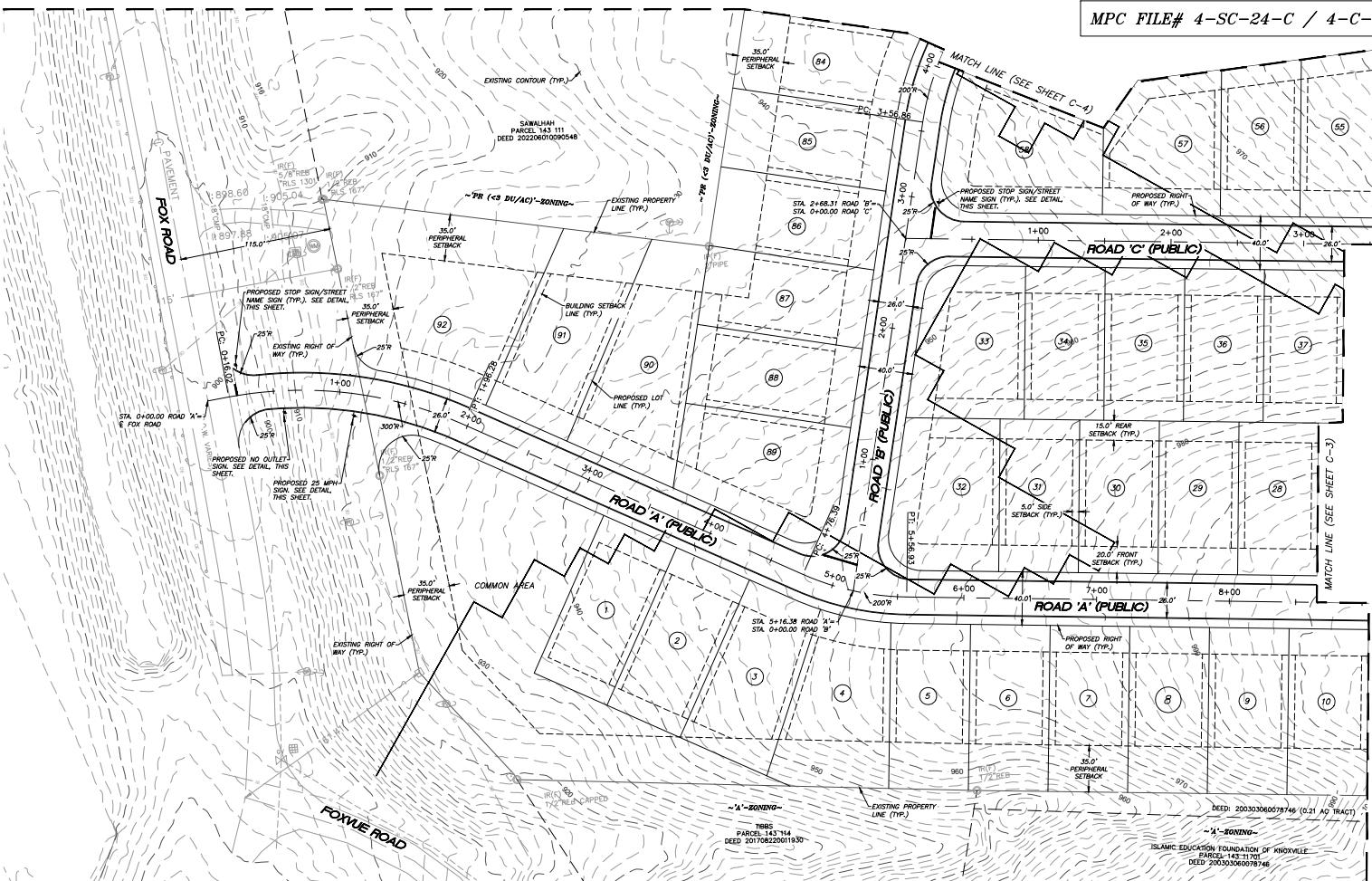
SITE ADDRESS: 0 FOX ROAD (37922)

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

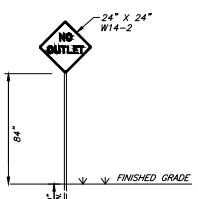
DIST. NO. W6 KNOX CO., TN.
CLT MAP 143 CLT MAP 112 & 112.01
SCALE: 1"-40' FEBRUARY 23, 2024

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 968-1924

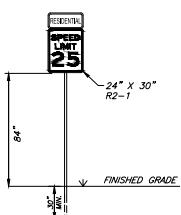
DWG. NO. 2402009



COMBINATION STOP SIGN /
STREET NAME SIGN DETAIL
N.T.S.



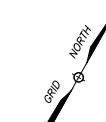
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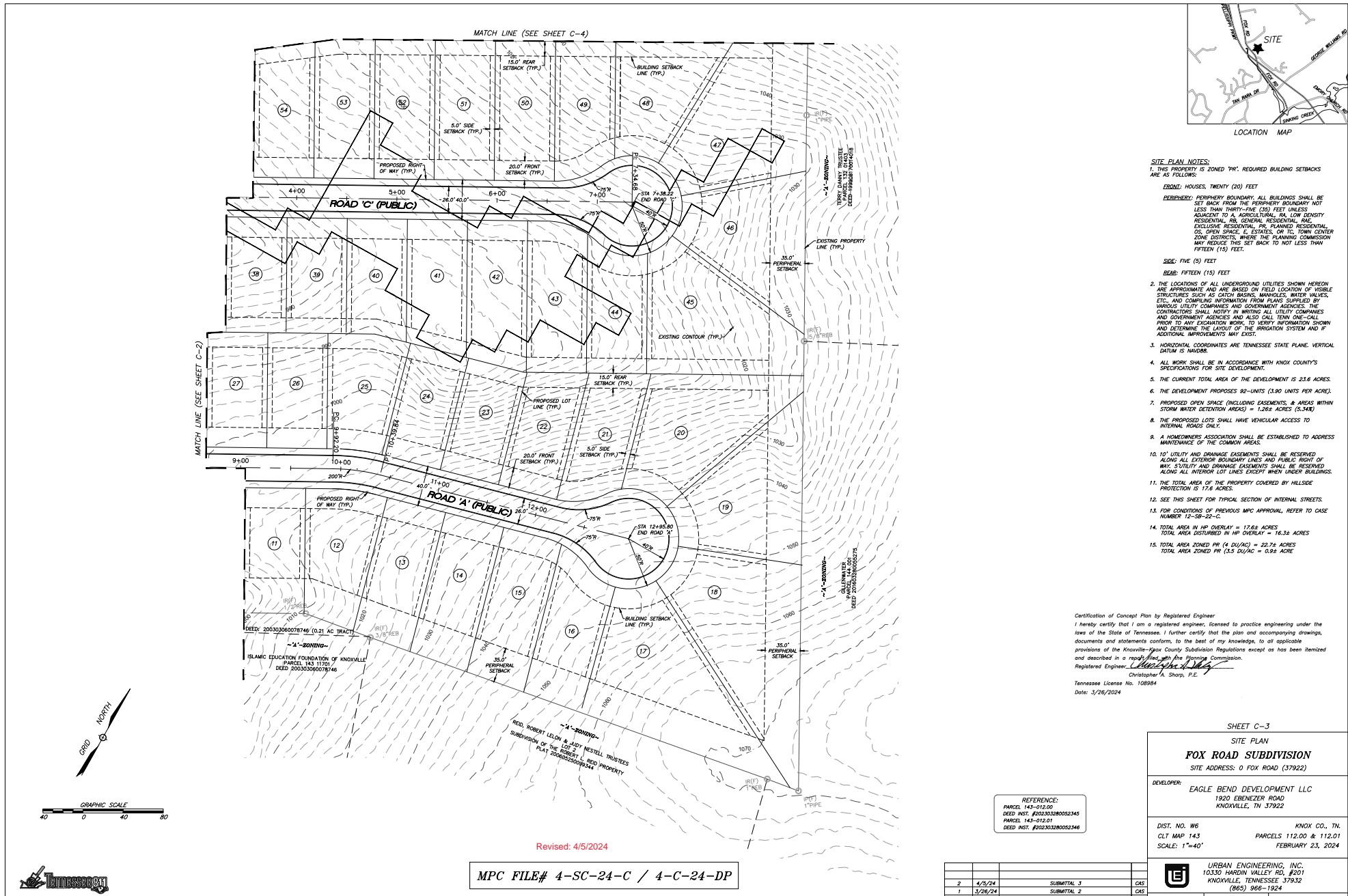


SPEED LIMIT SIGN DETAIL
N.T.S.

REFERENCE:		
PARCEL 143-012-000	DEED INST. #202303280052345	CAS
PARCEL 143-012-001	DEED INST. #202303280052346	CAS
1	4/5/24	SUBMITTAL 2

REVISION	DATE	SUBMITTAL	CAS
1	3/26/24	2	CAS







SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

ERONE: HOUSES, TWENTY (20) FEET

PERIPHERY: PERIPHERY BOUNDARY. ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN FIFTEEN (15) FEET. THIS APPLIES TO ANY PROPERTY ADJACENT TO A AGRICULTURAL, RA, LOW DENSITY RESIDENTIAL, RR, GENERAL RESIDENTIAL, RA, COMMERCIAL, RA, INDUSTRIAL, RA, PRE-RENTAL, RESIDENTIAL OS, OPEN SPACE, E, ESTATES, OR TC, TOWN CENTER OS. PROVIDED THAT IN THE CASE OF THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.

SIDE: FIVE (5) FEET

END: FIFTEEN (15) FEET

2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE UTILITIES, INFORMATION FROM LOCAL UTILITY COMPANIES, ETC., AND COMPLIANCE INFORMATION FROM PLANS SUPPLIED BY UTILITIES. CONSULT LOCAL UTILITY COMPANIES AND GOVERNMENT CONVENTIONAL UTILITIES FOR ALL OTHER UTILITIES COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PROVIDED BY KNOX COUNTY. THESE UTILITIES OWNERS OWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.

3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL COORDINATE IS MGRS.

4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 23.6 ACRES.

6. THE DEVELOPMENT PROPOSES 92-UNITS (3.90 UNITS PER ACRE).

7. PROPOSED DRY SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS): 1.66 ACRES (0.044)

8. THE PROPOSED LOTS SHALL HAVE VEHICLE ACCESS TO INTERNAL ROADS ONLY.

9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.

10. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR BOUNDARIES AND PLACES OF HIGH VOLUME TRAFFIC. DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.

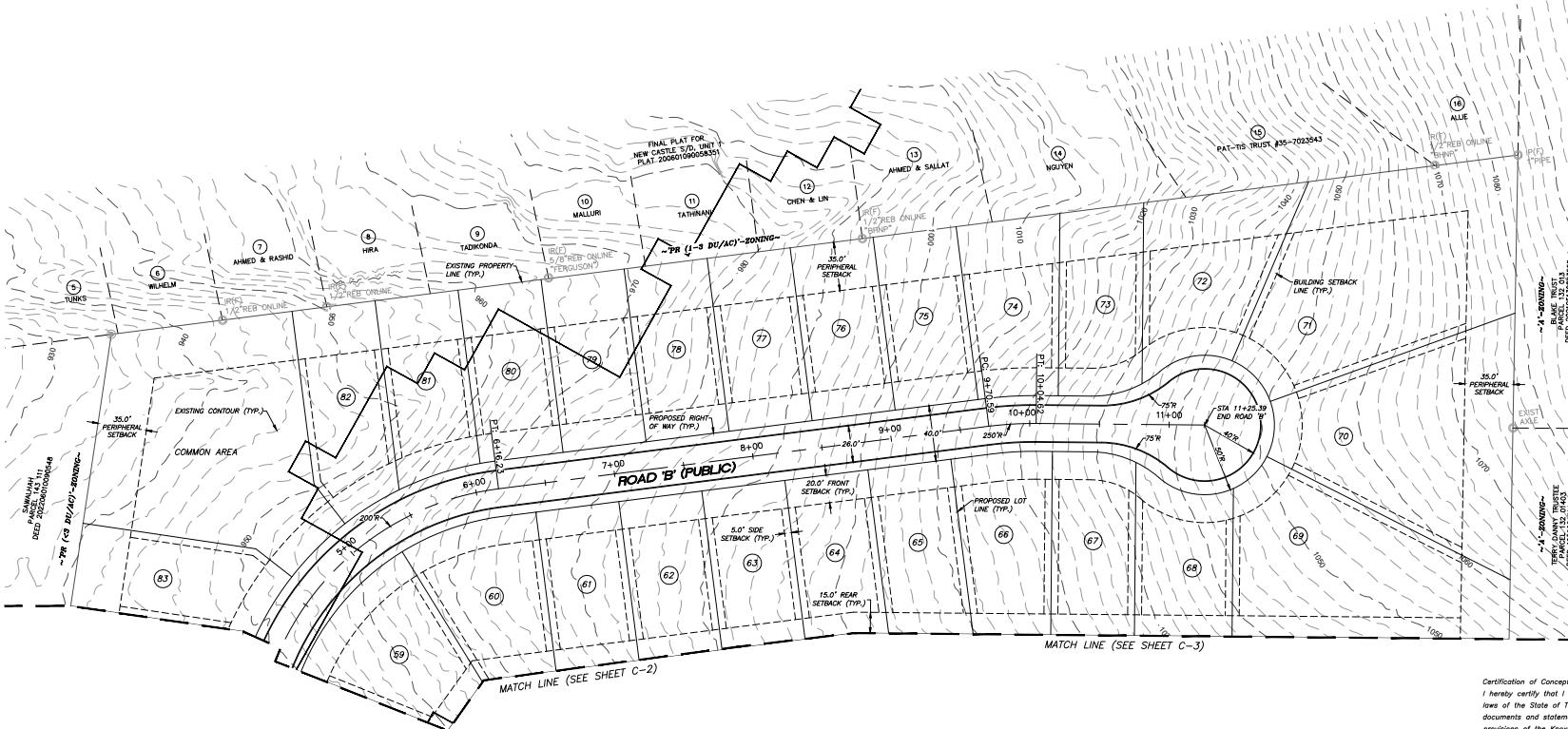
11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 17.6 ACRES.

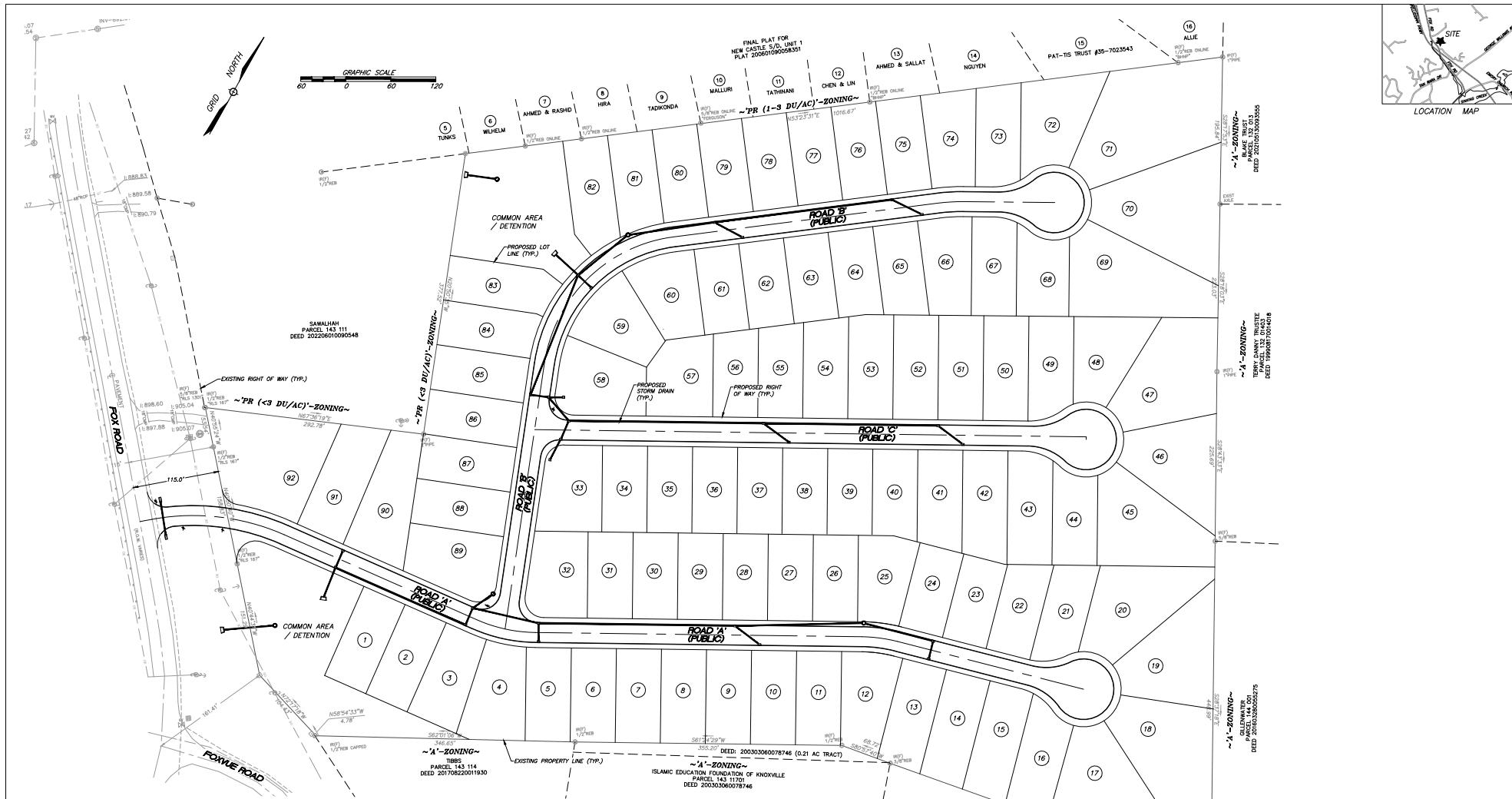
12. SEE THIS SHEET FOR TYPICAL SECTION OF INTERNAL STREETS.

13. FOR CONDITIONS OF PREVIOUS MPC APPROVAL, REFER TO CASE NUMBER 12-58-22-C.

14. TOTAL AREA ZONED PR (4 DU/AC) = 16.34 ACRES
TOTAL AREA DISTURBED IN NP OVERLAY = 16.34 ACRES

15. TOTAL AREA ZONED PR (3.5 DU/AC) = 0.94 ACRE





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: *John A. Sharp, P.E.*
Tennessee License No. 108984
Date: 3/26/2024

RE: ROBERT LUCAS & JOY NESTEL TRUSTEES
SUBDIVISION OF THE FOX ROAD PROPERTY
PLAT #KNOX0250009344

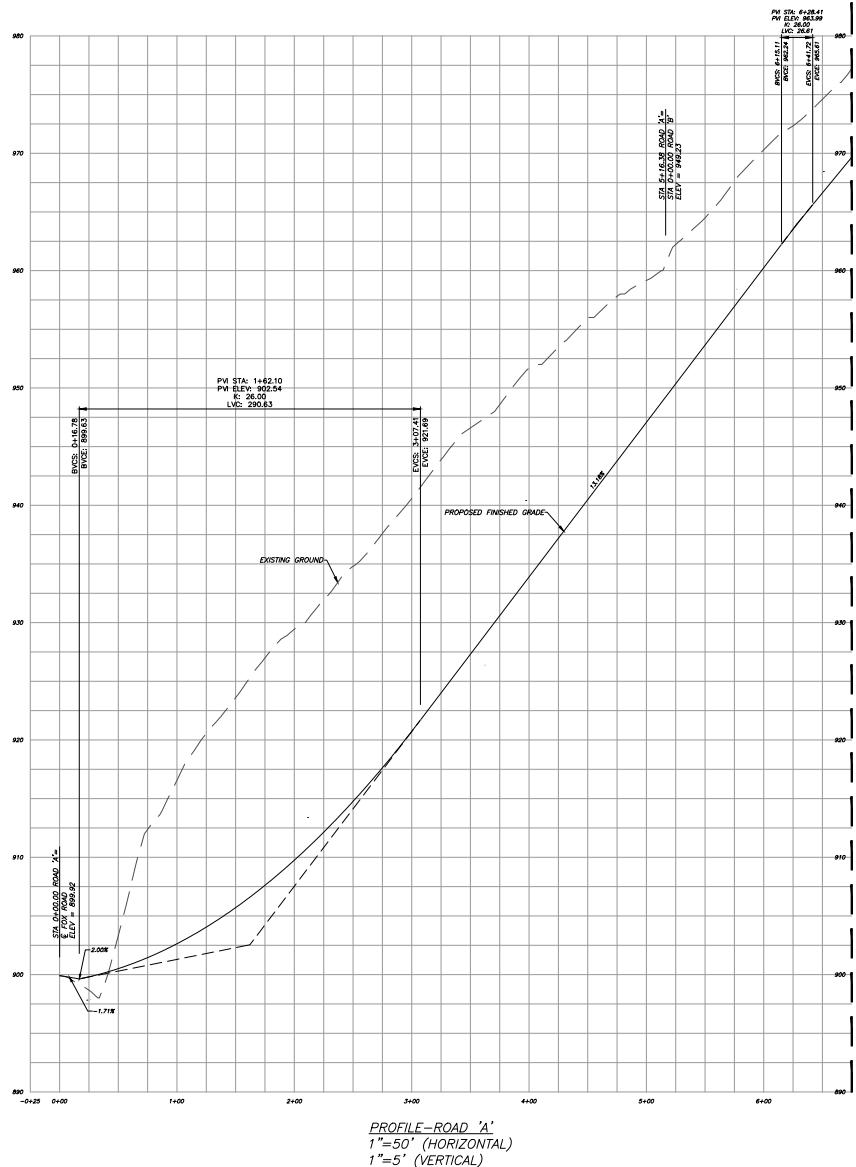
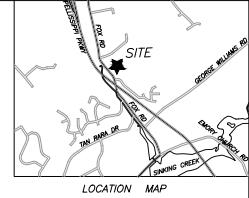
REG. ROBERT LUCAS & JOY NESTEL TRUSTEES
SUBDIVISION OF THE FOX ROAD PROPERTY
PLAT #KNOX0250009344

REFERENCE:			
PARCEL 143-012.00			
DEED INST. #20230306002345			
PARCEL 143-012.01			
DEED INST. #202303060052346			

Revised: 4/5/2024

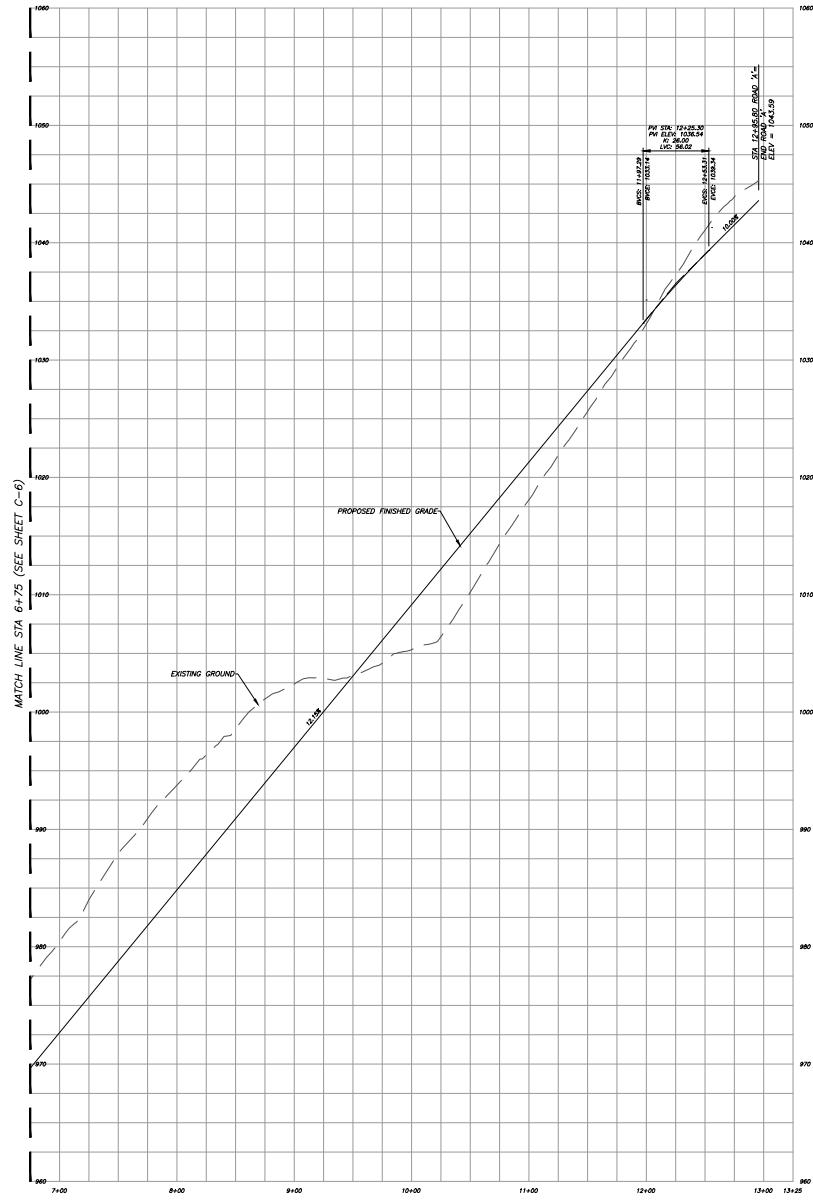
MPC FILE# 4-SC-24-C / 4-C-24-DP

SHEET C-5 PRELIMINARY DRAINAGE PLAN FOX ROAD SUBDIVISION SITE ADDRESS: 0 FOX ROAD (37922)			
DEVELOPER: EAGLE BEND DEVELOPMENT LLC 1920 EBENEZER ROAD KNOXVILLE, TN 37922			KNOX CO., TN.
DIST. NO. W6 CLT MAP 143		PARCELS 112.00 & 112.01 SCALE: 1"=60' FEBRUARY 23, 2024	
URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924		DNW: CLM	DNW: CAS
2	4/5/24	SUBMITTAL 3	CAS
1	3/26/24	SUBMITTAL 2	CAS
		DESCRIPTION	BY



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. 108984
Date: 3/26/2024

SHEET C-6 ROAD 'A' PROFILE FOX ROAD SUBDIVISION SITE ADDRESS: 0 FOX ROAD (37922)			
DEVELOPER:	EAGLE BEND DEVELOPMENT LLC 1920 EBENEZER ROAD KNOXVILLE, TN 37922		
DIST. NO. W6	KNOX CO., TN. CLT MAP 143 PARCELS 112.00 & 112.01 FEBRUARY 23, 2024		
SCALE: AS NOTED			
URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924			
REVISION	DATE	SUBMITTAL	BY
1	3/26/24	2	CAS
		DWG. CLM	CHK: CAS
			DWG. NO. 2402009



Revised: 4/5/2024

MPC FILE# 4-SC-24-C / 4-C-24-DP

Tennessee 811

PROFILE-ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

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 my addendum filed with the Planning Commission.
Registered Engineer Christopher A. Sharp, P.E.
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 3/26/2024

Date: 3/26/2024

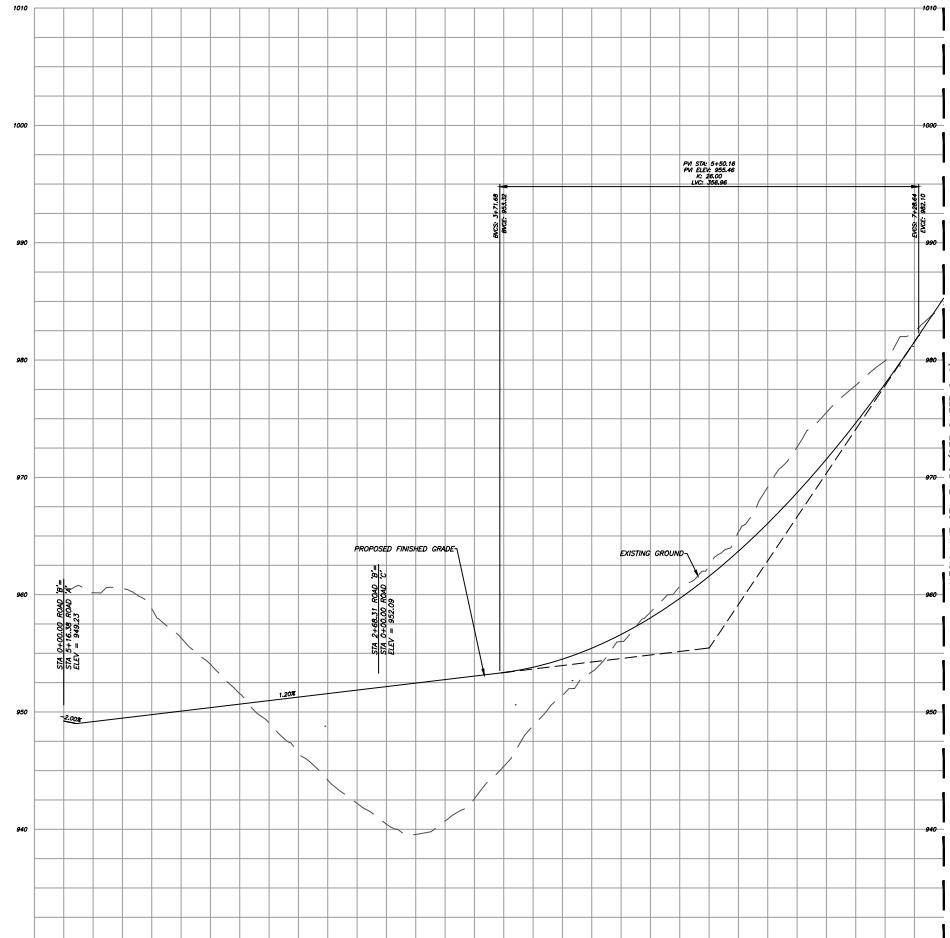
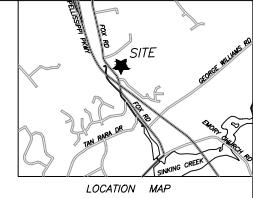
SHEET C-7
ROAD 'A' PROFILE
FOX ROAD SUBDIVISION

SITE ADDRESS: 0 FOX ROAD (37922)
ER: EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE TN 37922

DIST. NO. W6 KNOX CO., TN.
CLT MAP 143 PARCELS 112.00 & 112.01
SCALE: AS NOTED FEBRUARY 23, 2024

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

1	3/28/24	SUBMITAL 2	CAS	 URBAN ENGINEERING, INC. 1030 HARDIN VALLEY RD #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924
REVISION	DATE	DESCRIPTION	BY	DWY: CLW CHG: CAS DWS: NO. 2402009



PROFILE-ROAD 'B'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

Revised: 4/5/2024

MPC FILE# 4-SC-24-C / 4-C-24-DP

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, to the best of my knowledge, to all applicable provisions of the Knoxville-Gatlinburg Subdivision Regulations except as has been itemized and described in a rough sketch for Planning Commission.
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 3/26/2024

SHEET C-8

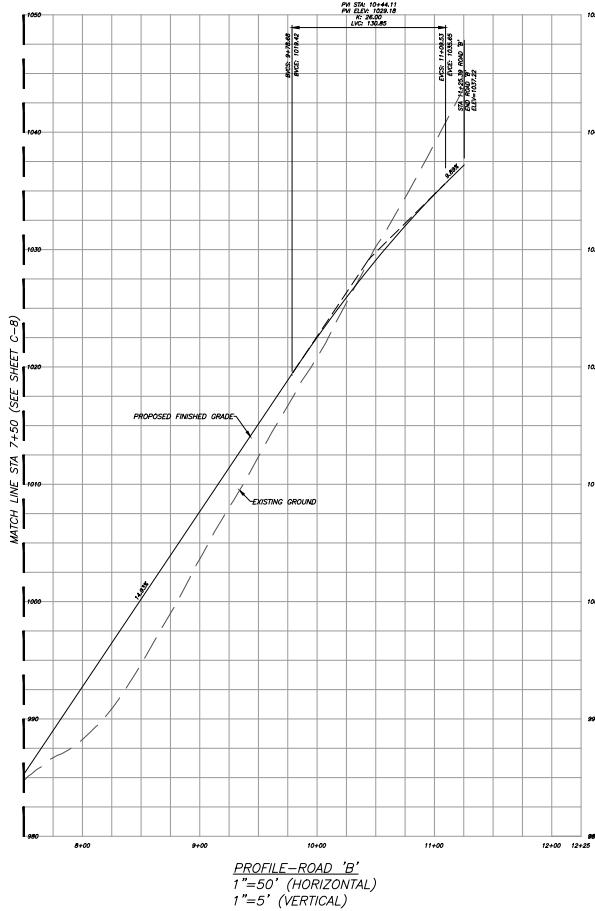
ROAD 'B' PROFILE
FOX ROAD SUBDIVISION
SITE ADDRESS: 0 FOX ROAD (37922)

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

DIST. NO. W6 KNOX CO., TN.
CLT MAP 143 PARCELS 112.00 & 112.01
SCALE: AS NOTED FEBRUARY 23, 2024

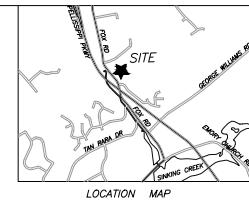
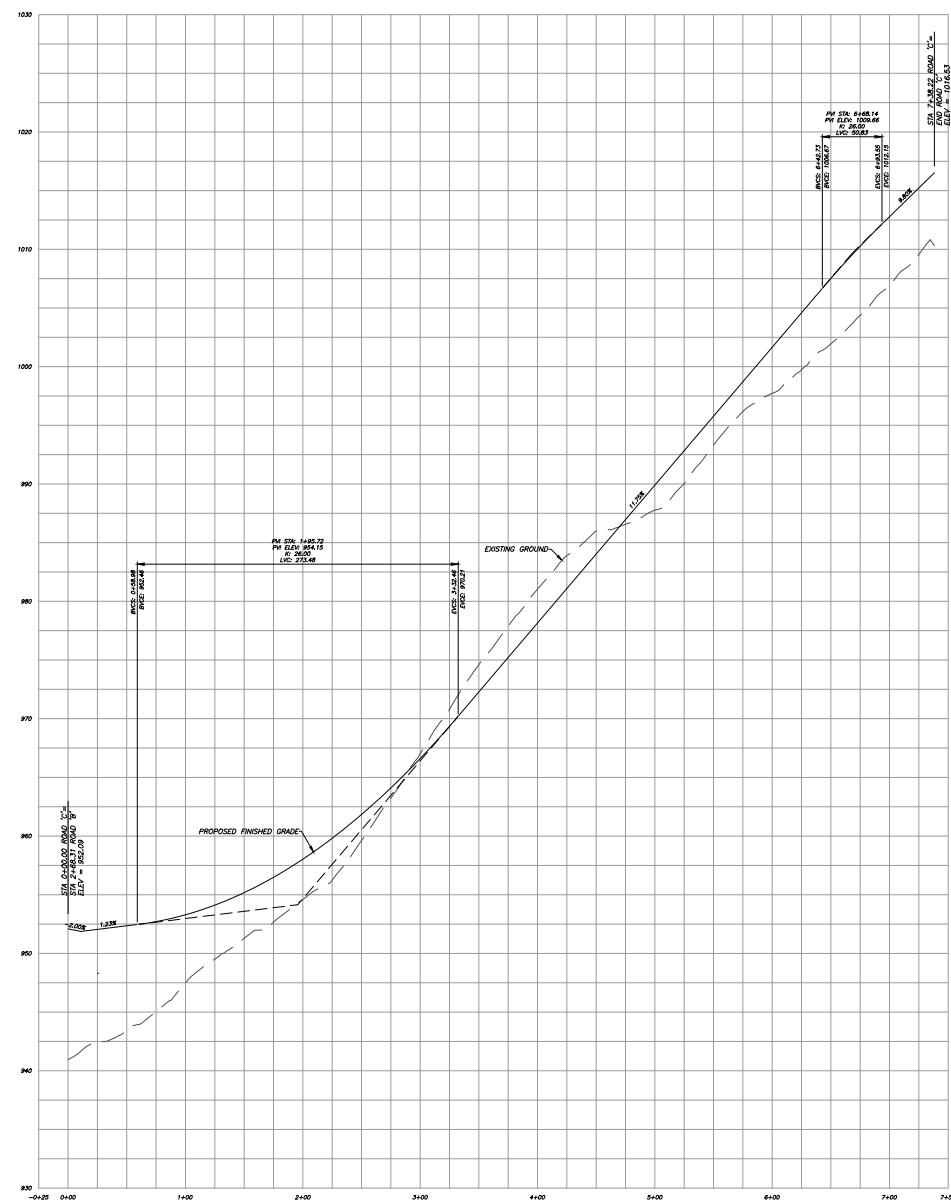
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

REVISION	DATE	SUBMITTAL	BY	DNM: CLM	CHW: CAS	DWS: NO. 2402009
1	3/26/24	2	CAS			



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 letter to the zoning commission.
Registered Engineer: *Christopher A. Sharp, P.E.*
Tennessee License No. 108984
Date: 3/26/2024

Revised: 4/5/2024
MPC FILE# 4-SC-24-C / 4-C-24-DP



SHEET C-9						
ROAD 'B' & 'C' PROFILE						
FOX ROAD SUBDIVISION						
SITE ADDRESS: 0 FOX ROAD (37922)						
DEVELOPER: EAGLE BEND DEVELOPMENT LLC 1920 EBENEZER ROAD KNOXVILLE, TN 37922						
DIST. NO. W6 KNOX CO., TN. CLT MAP 143 PARCELS 112.00 & 112.01 FEBRUARY 23, 2024						
SCALE: AS NOTED						
<table border="1"> <tr> <td>URBAN ENGINEERING, INC.</td> </tr> <tr> <td>10330 HARDIN VALLEY RD, #201</td> </tr> <tr> <td>KNOXVILLE, TENNESSEE 37932</td> </tr> <tr> <td>(865) 966-1924</td> </tr> </table>			URBAN ENGINEERING, INC.	10330 HARDIN VALLEY RD, #201	KNOXVILLE, TENNESSEE 37932	(865) 966-1924
URBAN ENGINEERING, INC.						
10330 HARDIN VALLEY RD, #201						
KNOXVILLE, TENNESSEE 37932						
(865) 966-1924						



Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

Alternative Design Standards Requiring Planning Commission Approval

Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County

Section 3.03.E.1.e – Maximum grade of private right-of-way

Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots

Section 3.04.H.2 – Maximum grade, public streets

Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots

Section 3.04.A.3.c – Right-of-way dedication, new subdivisions

Section 3.04.F.1 – Right-of-way reduction, local streets

Section 3.04.G.1 – Pavement width reduction, local streets

Section 3.04.H.3 – Intersection grade, all streets

Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones

Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones

Section 3.11.A.2 – Standard utility and drainage easement

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision 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.

Chris Sharp

Digital signature of Chris Sharp
Date: 2024.03.26 10:32:03
-04'00'

Chris Sharp

3/26/24

Signature

Printed Name

Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the centerline grade from 1% to 1.20% at the intersection of Roads 'A' and 'B'.

Approval required by: Planning Commission Engineering

**Engineering supports the alternative design standard requested
(to be completed during review process):** YES NO

Engineering Comments:

KCEPW supports this variance.

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the centerline grade from 1% to 1.23% at the intersection of Roads 'B' and 'C'.

Approval required by: Planning Commission Engineering

**Engineering supports the alternative design standard requested
(to be completed during review process):** YES NO

Engineering Comments:

KCEPW supports this variance.

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the maximum road grade from 12% to 14.93% between stations 7+28.64 and 9+78.68 (Road 'B').

Approval required by: Planning Commission Engineering

**Engineering supports the alternative design standard requested
(to be completed during review process):** YES NO

Engineering Comments:

Approve if developer agrees to use anti-skid asphalt through out development.

4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the max. grade from 12% to 13.18% between stations 3+07.41 and 6+15.11 (RD A).

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

Approve if developer agrees to use anti-skid asphalt through out development.

5. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the max. grade from 12% to 12.15% between stations 6+41.72 and 11+97.29 (RD A).

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

Approve if developer agrees to use anti-skid asphalt through out development.

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

6. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce Road 'A' centerline radius from 250' to 200' between stations 4+76.39 and 5+56.93.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

No unsafe conditions are being created.

7. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce Road 'A' centerline radius from 250' to 200' between stations 9+92.20 and 10+39.84

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

No unsafe conditions are being created.

8. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce Road 'B' centerline radius from 250' to 200' between stations 3+56.86 and 6+16.23.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

No unsafe conditions are being created.

9. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the centerline grade from 1% to 2% at the intersection of Road 'A' and Fox Road.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

This section is in the COK and would need to be approved by them during permitting.

10. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:



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

2/23/2024

4/11/2024

4-SC-24-C / 4-C-24-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.com

Owner Name (if different)

Owner Address

Owner Phone / Email

0 FOX RD / 504 FOX RD

Property Address

143 112 01,112

23.36 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

First Knox Utility District

First Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Fox Rd, south of Castleglen Ln

General Location

City

Commission District 3

PR (Planned Residential)

Single Family Residential,
Agriculture/Forestry/Vacant Land

County

District

Zoning District

Existing Land Use

Southwest County

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

Planned Growth Area

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)			

SUBDIVISION REQUEST

Fox Road Subdivision		Related Rezoning File Number
Proposed Subdivision Name		
Phase 1		92
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	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

3.90 du/ac

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE	Fee 1 \$3,200.00	Total
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Planning Commission	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders	<input type="checkbox"/> Variance Request	
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

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.

Urban Engineering, Inc.

2/23/2024

Applicant Signature

Please Print

Date

Phone / Email

Mesana Investments, LLC

2/23/2024

Property Owner Signature

Please Print

Date

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) _____

SUBDIVISION REQUEST

Fox Road 5/0

Proposed Subdivision Name

1
Unit / Phase Number

Combine Parcels

Divide Parcel

92

Total Number of Lots Created

Related Rezoning File Number

89-D-22-RZ
1-C-23-RZ
12-M-22-RZ

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

Total

Fee 2

\$3,200.00

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: 2024.02.22 14:03:55 -05'00'

Urban Engineering, Inc.

2/22/24

Applicant Signature

Please Print

Date

(865) 966-1924

chris@urban-eng.com

Phone Number

Email

Pd., 02/26/2024, SG

Property Owner Signature

Please Print

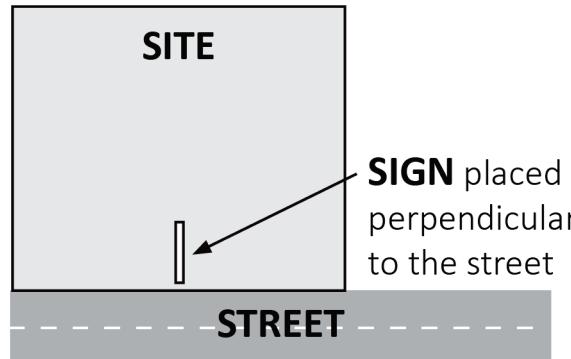
Date Paid

Scott Davis

2/22/24

Revised April 2021

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:

03/29/2024 and 04/12/2024
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Urban Engineering, Inc.

Date: 02/26/2024

File Number: 4-SC-24-C/4-C-24-DP (Fox Road)



Sign posted by Staff



Sign posted by Applicant