

# REZONING REPORT

▶ **FILE #:** 2-K-24-RZ

**AGENDA ITEM #:** 35

**AGENDA DATE:** 2/8/2024

▶ **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): Eagle Bend Development, LLC

TAX ID NUMBER: 78 A B 044

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 NIGHT TIME DR

▶ **LOCATION:** North side of Night Time Drive, southwest of Carpenter Road

▶ **APPX. SIZE OF TRACT:** 14371 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Night Time Dr, a local street with an 22-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

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

▶ **DENSITY PROPOSED:** up to 4 du/ac (as a separate PR zone)

EXTENSION OF ZONE: Yes, this is an extension

HISTORY OF ZONING: The property was rezoned from A to PR up to 4 du/ac in September 2006 (7-L-06-RZ)

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - PR (Planned Residential) up to 4 du/ac

South: Single family residential - PR (Planned Residential) up to 4 du/ac

East: Rural residential - A (Agricultural)

West: Single family residential - PR (Planned Residential) up to 4 du/ac

NEIGHBORHOOD CONTEXT: The subject property is in the Dochester Subdivision, located on Carpenter Road. The properties along Carpenter Road are a mix of small and large residential lots, and agricultural properties. There is an attached residential development to the south with access from W. Emory Rd.

**STAFF RECOMMENDATION:**

▶ **Deny the request for PR (Planned Residential) up to 4 du/ac for the subject lot because it will make the platted Dochester Subdivision non-compliant with the approved zoning density.**

**COMMENTS:**

This request is to rezone the 0.33-acre "future development" area on the Dorchester Subdivision final plat (Exhibit B) to its own PR (Planned Residential) zone district. The intent of this request is to allow one more house lot to be platted, for a total of 79 lots. In June 2023, a 78-lot final plat was recorded for the Dorchester Subdivision on a total area of 19.45 acres (4.0 du/ac). If this request is approved, the net result is a 0.33-acre house lot zoned PR up to 4 du/ac that is compliant with the zoning and the remaining 78 lots on 19.12 acres zoned PR up to 4 du/ac that are not compliant with the zoning.

#### BACKGROUND

The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac in September 2006 (7-L-06-RZ). The rezoning included approximately 49 acres.

In January 2007 the applicant obtained concept plan approval for 73 lots in approximately the same area as the current Dorchester Subdivision (1-SG-07-C / 1-J-07-UR). In May 2007, the applicant applied again to increase the number of lots to 170 over the entire 49 acres zoned PR up to 4 du/ac (5-SK-07-C / 5-J-07-UR). However, this was withdrawn in August 2007. The January 2007 approval was extended twice and eventually expired in January 2012.

Between 2012 and 2016, approximately 29.5 acres of the area zoned PR (Planned Residential) up to 4 du/ac were no longer associated with the subject development.

In 2016 the applicant submitted a new concept plan application and was approved for 66 lots in the same location as the current Dorchester Subdivision (3-SE-16-C / 3-D-16-UR). In 2019, the applicant submitted a new concept plan application and was approved for 70 lots, with an area in the middle of the subdivision labeled "future development" for additional lots (9-SC-19-C / 9-J-19-UR). For the 2016 and 2019 applications, the acreage stated on the plans was 19.86 acres.

In 2021, the applicant submitted a new concept plan application for 9 additional lots (8-SA-21-C / 8-C-21-UR). The acreage stated on the plan was reduced to 19.46 acres. If approved as requested, the Dorchester Subdivision would have 79 lots on 19.46 acres (4.06 du/ac), which exceeds the maximum allowed density of 4 du/ac. There was a condition of the concept plan that the maximum number of lots would be based on the acreage shown on the final plat and not to exceed 4 du/ac. The Dorchester Subdivision final plat states there are 19.45 acres, which only allows 78 lots.

In 2023, the applicant submitted a new concept plan application, which was only to modify the design of the entrance road and did not change the acreage of the property or the number of lots requested (1-SA-23-C).

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. Carpenter Road was widened to 18 feet from the Dorchester Subdivision entrance road (Night Time Drive) to Ridgewalk Lane to the south. This was a requirement of the concept plan approval for the Dorchester Subdivision.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. If the rezoning is approved as requested, the remaining portion of the Dorchester Subdivision will have a density of 4.08 du/ac, which exceeds the PR (Planned Residential) up to 4 du/ac zoning.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time is compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The creation of one additional house lot within the Dorchester Subdivision will not have direct or indirect adverse impacts on nearby properties or other parts of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property is designated with the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the PR zone in the Planned Growth Areas of the Growth Policy Plan.
2. The requested rezoning is consistent with the General Plan's development policy 9.3, the intent of which is to ensure that the context of new development, including scale and compatibility, does not impact existing

neighborhoods and communities.

ESTIMATED TRAFFIC IMPACT: 15 (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: 0 (public school children, grades K-12)

Schools affected by this proposal: Karns 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.

If approved, this item will be forwarded to Knox County Commission for action on 3/27/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.

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

(3) Print the completed form and bring it to the  
Knoxville-Knox County Planning offices OR email it to  
applications@knoxplanning.org

Reset Form

# Request to Postpone • Table • Withdraw



Mesana Investments, LLC

2/5/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

2/8/2024

Scheduled Meeting Date

File Number(s)

2-K-24-RZ

## POSTPONE

**POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:**  30 days  60 days  90 days

Postpone the above application(s) until the 3/7/2024 Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

**TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

Applicant Signature

Scott Davis

Please Print

(865) 693-3356

swd444@gmail.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

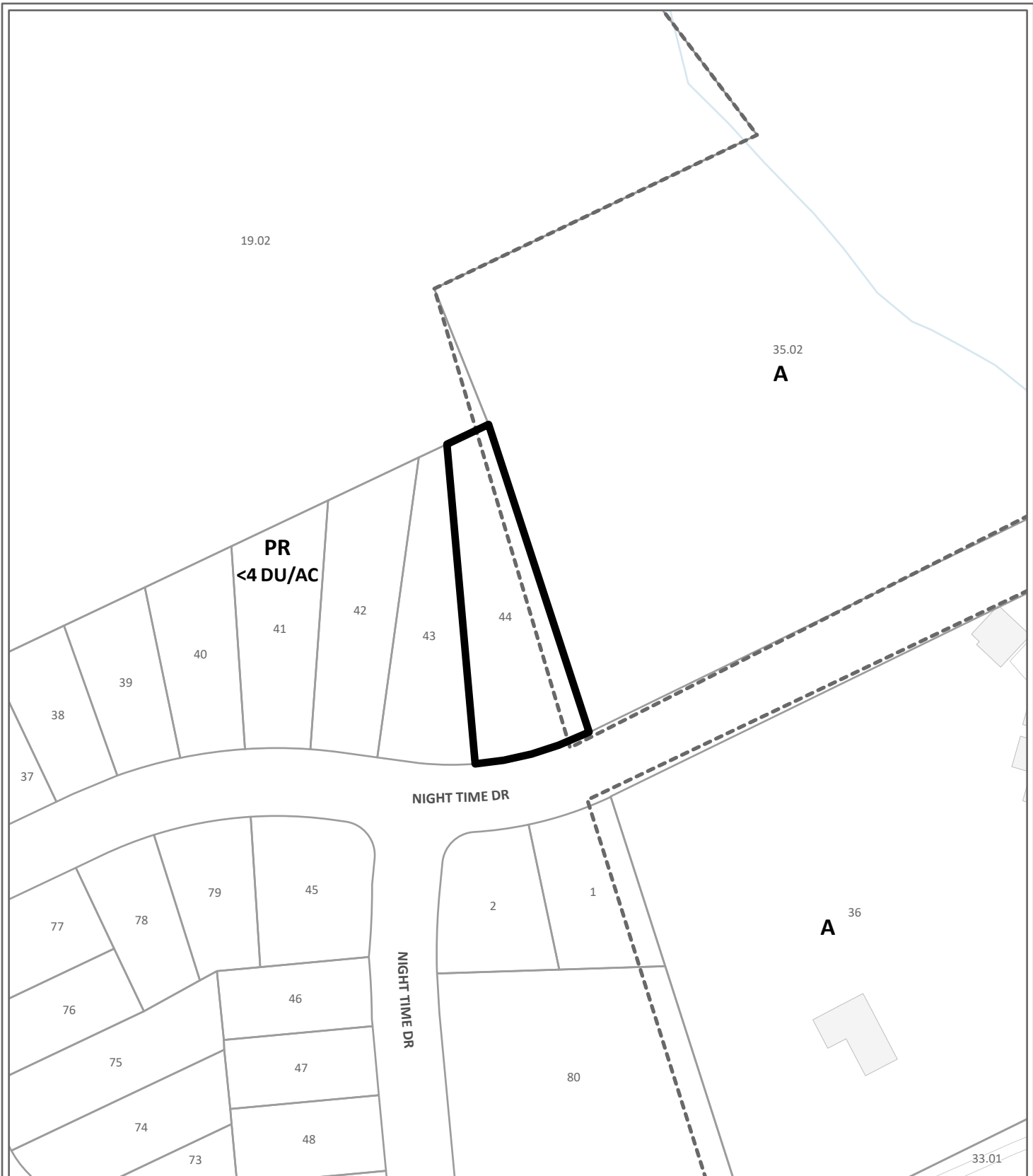
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**REZONING**

**2-K-24-RZ**

**Petitioner:** Mesana Investments, LLC



**From:** PR (Planned Residential), A (Agricultural)

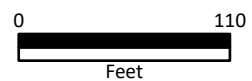
**To:** PR (Planned Residential)

**Map No:** 78

**Jurisdiction:** County

**Original Print Date:** 1/9/2024

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



# Exhibit A. Contextual Images

Location Map



Aerial Map

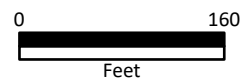


CONTEXTUAL MAPS 1

2-K-24-RZ



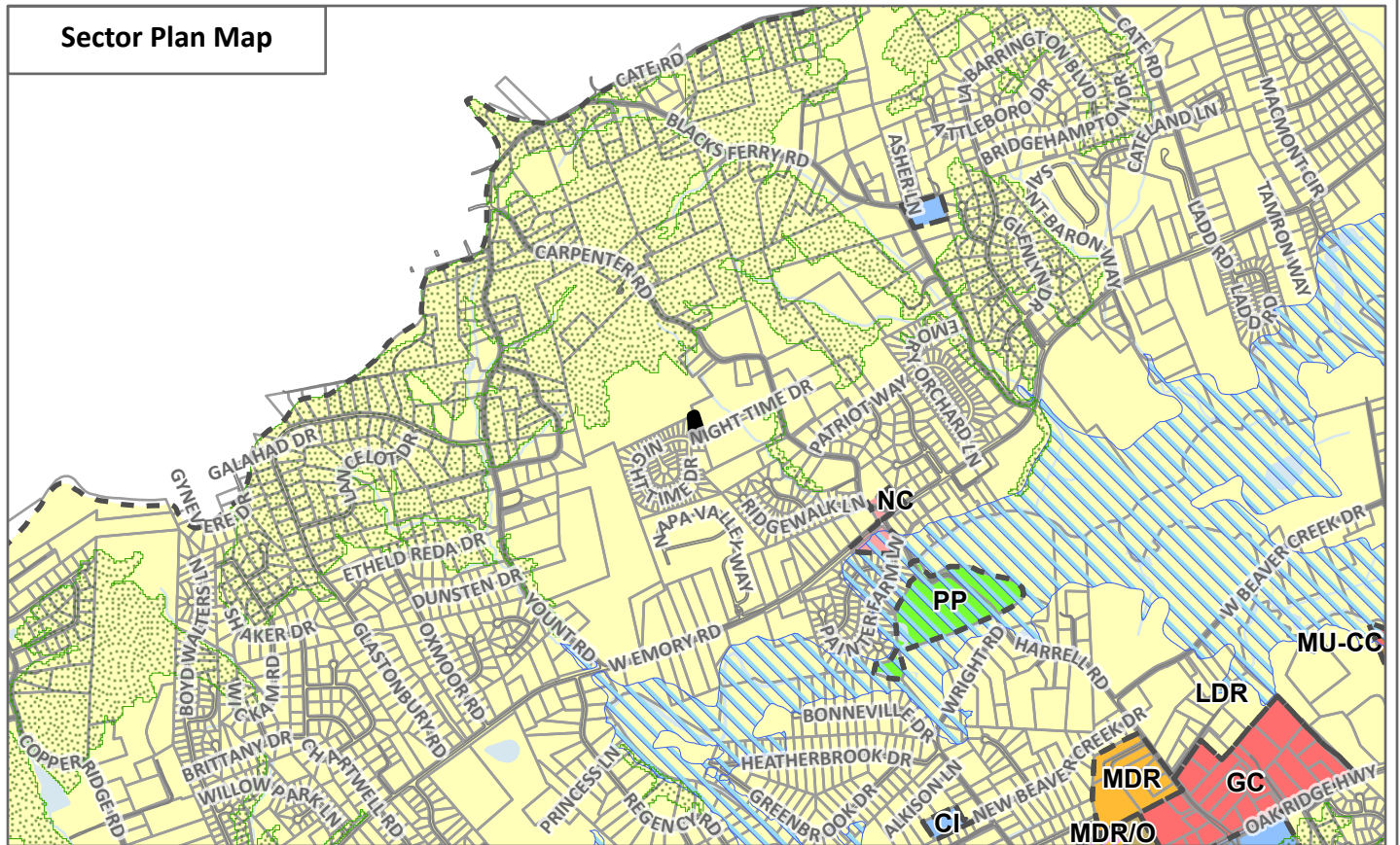
Case boundary



**Zoning Map**



**Sector Plan Map**



**CONTEXTUAL MAPS 2**

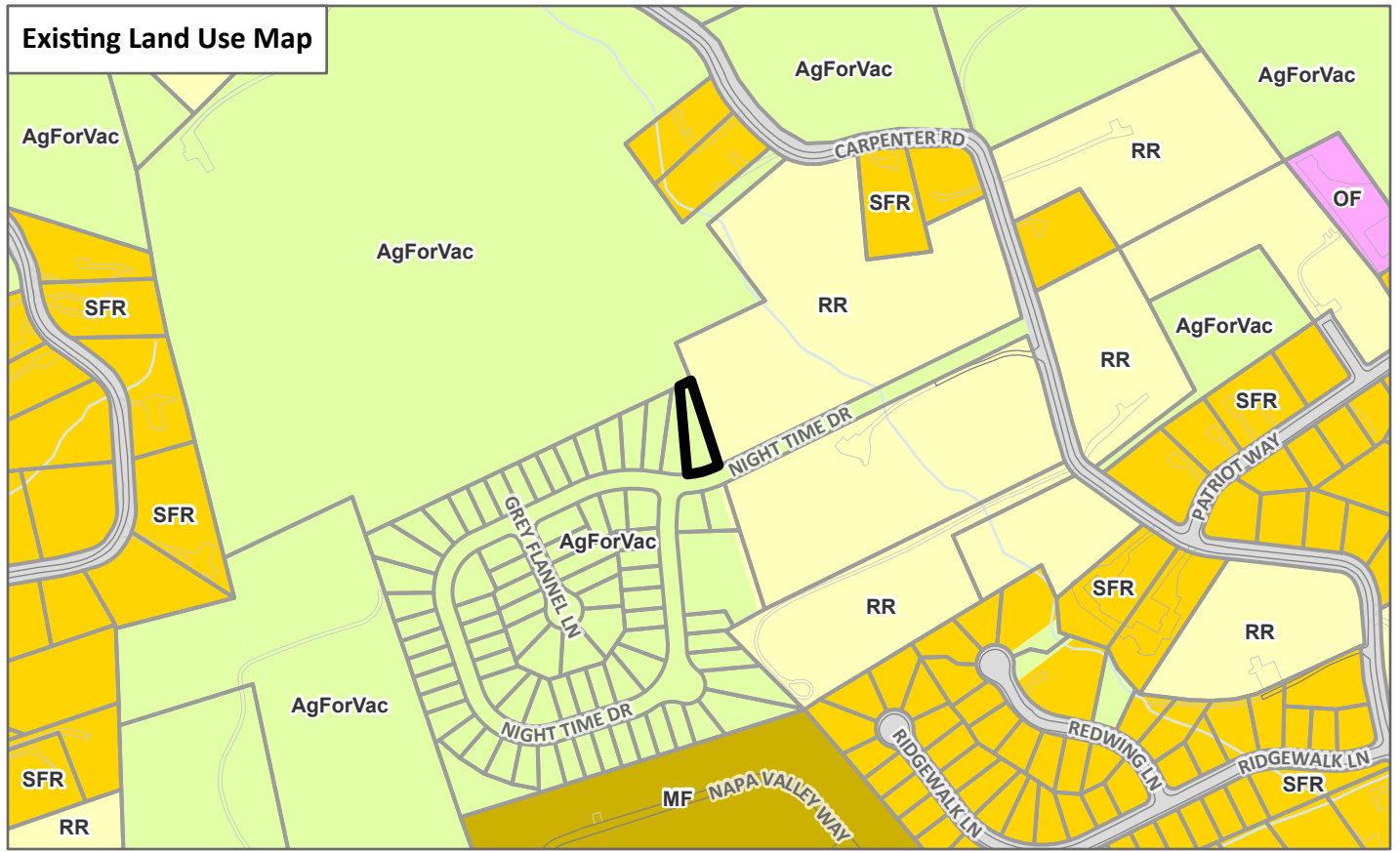
2-K-24-RZ



Case boundary



**Existing Land Use Map**

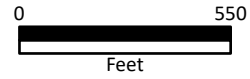


**CONTEXTUAL MAPS 3**

2-K-24-RZ



Case boundary





# EXHIBIT B - Dorchester Subdivision final plat

2-K-24-RZ

TOTAL AREA  
19.45 Acres  
847,243 sq. ft.

TOTAL LOTS = 78

TAX MAP 066 PARCEL 19.02  
DEED: 201505150062104

Property owners are responsible for maintenance of stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #2022101052214.

**Planning Staff Certification of Approval for Recording - Final Plat**

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 15-3-405 of Tennessee Code, Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute an effect on acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signer: *Army Brooks*  
Date: 6/8/2023

**Addressing Department Certification**

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signer: *Melissa Kelly*  
Date: 06-08-2023

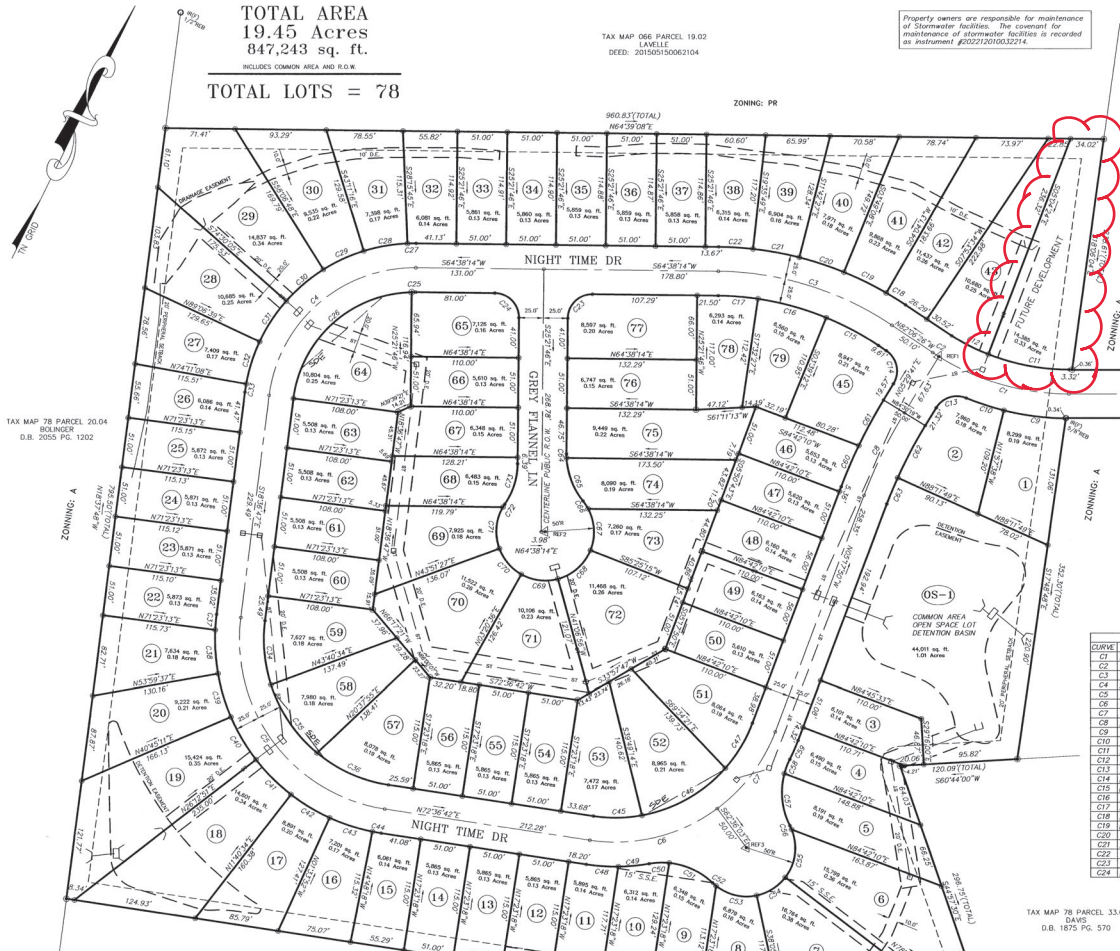
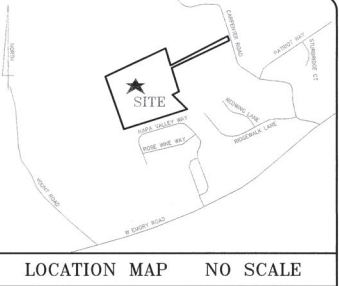
**Certificate of Ownership and General Dedication**

I, the undersigned owner(s) of the property shown herein, hereby adopt this (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, we, we) the owner(s) in the single of the property, and as property owner(s) have an unrestricted right to dedicate, right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: *Araceli Deeks*  
Signature: *Araceli Deeks*  
Date: 6-8-2023

Knox County Department of Engineering and Public Works  
The Knox County Department of Engineering and Public Works hereby approves this plat on this the 8<sup>th</sup> day of 2023.

Engineering Director: *John H. Sowards*  
Zoning: PR  
Zoning Shown on Official Map: PR-4 DU/AU  
Date: 6/8/23



TAX MAP 78 PARCEL 35.02  
COOLIN & SPOON  
D.B. 2015 PG. 520  
SURVEY FOR WILLARD & SPOON  
C&B I SLIDE 249B

TAX MAP 78 PARCEL 36.00  
D.B. 1536 PG. 713

TAX MAP 78A GROUP A PARCEL 001  
BOEY INVESTMENT INC  
DEED: 20100107-0045037  
LOT 1  
ALYSHA'S VINEYARD  
20080219-0061502

TAX MAP 78B GROUP A PARCEL 41.18  
SPROWL  
DEED: 201119-0017804  
LOT 19  
CORRECTED PLAT OF CARPENTER ROAD  
2006107-0039961

PERMANENT REFERENCE MARKERS  
M&L SURV. 4/2008  
REF1 N 158845.50  
P 103800.00  
REF2 N 158485.35  
P 103800.00  
REF3 N 162887.27  
P 103800.00

SYMBOL	DESCRIPTION
○	TYING MONUMENTATION
●	MONUMENT
○	IRON ROD SET
○	MINIMUM SETBACKS
○	MIN. REBAR
○	DRAINAGE EASEMENT
○	SANITARY SEWER EASEMENT
○	56' SIGHT DIST ESMAT

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N80°10'49"E	748.51	250.00	140.37
C2	S85°25'45"E	746.78	250.00	140.37
C3	S81°15'54"W	186.00	325.00	188.64
C4	S83°10'47"W	199.28	150.00	217.85
C5	S82°10'03"E	244.41	175.00	271.13
C6	N50°09'19"E	144.54	175.00	138.09
C7	N113°10'17"E	85.85	175.00	99.87
C8	S50°05'56"W	264.04	500.00	194.18
C9	N72°22'12"E	61.87	275.00	64.01
C10	N62°35'12"E	46.46	275.00	49.52
C11	N74°43'10"E	83.85	225.00	84.34
C12	S68°52'56"W	60.92	300.00	41.92
C13	S45°59'17"E	32.47	25.00	35.34
C14	N83°18'22"W	34.61	25.00	38.27
C15	N65°25'49"W	26.35	300.00	66.46
C16	S72°52'10"W	22.54	300.00	22.71
C17	S68°52'56"W	60.92	300.00	41.92
C18	N64°10'10"W	23.35	350.00	23.35
C19	N62°35'12"E	46.46	275.00	49.52
C20	S82°10'03"E	244.41	175.00	271.13
C21	S74°20'32"W	46.16	350.00	48.19
C22	S67°12'12"W	35.27	350.00	35.27
C23	S15°31'51"W	35.36	25.00	39.27
C24	N10°22'46"W	35.36	25.00	39.27
C25	S81°15'54"W	186.00	325.00	188.64
C26	S83°10'47"W	199.28	150.00	217.85
C27	S82°10'03"E	244.41	175.00	271.13
C28	N50°09'19"E	144.54	175.00	138.09
C29	N113°10'17"E	85.85	175.00	99.87
C30	S50°05'56"W	264.04	500.00	194.18
C31	N72°22'12"E	61.87	275.00	64.01
C32	N62°35'12"E	46.46	275.00	49.52
C33	N74°43'10"E	83.85	225.00	84.34
C34	S68°52'56"W	60.92	300.00	41.92
C35	S45°59'17"E	32.47	25.00	35.34
C36	N83°18'22"W	34.61	25.00	38.27
C37	N65°25'49"W	26.35	300.00	66.46
C38	S72°52'10"W	22.54	300.00	22.71
C39	S68°52'56"W	60.92	300.00	41.92
C40	N64°10'10"W	23.35	350.00	23.35
C41	N62°35'12"E	46.46	275.00	49.52
C42	S82°10'03"E	244.41	175.00	271.13
C43	S74°20'32"W	46.16	350.00	48.19
C44	S67°12'12"W	35.27	350.00	35.27
C45	S15°31'51"W	35.36	25.00	39.27
C46	N10°22'46"W	35.36	25.00	39.27
C47	S81°15'54"W	186.00	325.00	188.64
C48	S83°10'47"W	199.28	150.00	217.85
C49	S82°10'03"E	244.41	175.00	271.13
C50	N50°09'19"E	144.54	175.00	138.09
C51	N113°10'17"E	85.85	175.00	99.87
C52	S50°05'56"W	264.04	500.00	194.18
C53	N72°22'12"E	61.87	275.00	64.01
C54	N62°35'12"E	46.46	275.00	49.52
C55	N74°43'10"E	83.85	225.00	84.34
C56	S68°52'56"W	60.92	300.00	41.92
C57	S45°59'17"E	32.47	25.00	35.34
C58	N83°18'22"W	34.61	25.00	38.27
C59	N65°25'49"W	26.35	300.00	66.46
C60	S72°52'10"W	22.54	300.00	22.71
C61	S68°52'56"W	60.92	300.00	41.92
C62	N64°10'10"W	23.35	350.00	23.35
C63	N62°35'12"E	46.46	275.00	49.52
C64	S82°10'03"E	244.41	175.00	271.13
C65	S74°20'32"W	46.16	350.00	48.19
C66	S67°12'12"W	35.27	350.00	35.27
C67	S15°31'51"W	35.36	25.00	39.27
C68	N10°22'46"W	35.36	25.00	39.27
C69	S81°15'54"W	186.00	325.00	188.64
C70	S83°10'47"W	199.28	150.00	217.85
C71	S82°10'03"E	244.41	175.00	271.13
C72	N50°09'19"E	144.54	175.00	138.09
C73	N113°10'17"E	85.85	175.00	99.87
C74	S50°05'56"W	264.04	500.00	194.18
C75	N72°22'12"E	61.87	275.00	64.01
C76	N62°35'12"E	46.46	275.00	49.52
C77	N74°43'10"E	83.85	225.00	84.34
C78	S68°52'56"W	60.92	300.00	41.92
C79	S45°59'17"E	32.47	25.00	35.34
C80	N83°18'22"W	34.61	25.00	38.27
C81	N65°25'49"W	26.35	300.00	66.46
C82	S72°52'10"W	22.54	300.00	22.71
C83	S68°52'56"W	60.92	300.00	41.92
C84	N64°10'10"W	23.35	350.00	23.35
C85	N62°35'12"E	46.46	275.00	49.52
C86	S82°10'03"E	244.41	175.00	271.13
C87	S74°20'32"W	46.16	350.00	48.19
C88	S67°12'12"W	35.27	350.00	35.27
C89	S15°31'51"W	35.36	25.00	39.27
C90	N10°22'46"W	35.36	25.00	39.27

A CLOSED CONTOUR WAS IDENTIFIED BY EPW STAFF ON THE REFERENCED SITE PLAN AND IS COPIED IN THE KNOX COUNTY STORMWATER DESIGN PLAN (SIC 76-102) WHICH IS ATTACHED AS BE DENOTED A SHRIKLE AND SHALL BE PROTECTED FROM ANY BUILDING CONSTRUCTION AND REPAIRS. BASED ON OUR COMMENTS, WORK PERFORMED, GEOTECHNICAL ENGINEERING STUDY (DATED NOVEMBER 4, 2021) AND BASED UPON THEIR ANALYSIS, THE NOTED CLOSED CONTOUR IS NOT A PARAPET AND SHOULD NOT BE TREATED AS SUCH FOR DEVELOPMENT PURPOSES.



COUNTERSIGNED  
KNOX COUNTY REGISTER OF DEEDS  
JUN 08 2023  
BY: *DAVID ARTHUR*



GPS SURVEY NOTE:  
ALL BENCHMARK MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR NETWORK RECEIVER. DUAL FREQUENCY WAS USED (L1/L2). GPS SURVEY PERFORMANCE WAS NETWORK ADJUSTED REAL TIME KINEMATIC (BASED ON TDOF GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEODETIC POSITION OF THE GPS BENCH MARK IS 4.34 PLUS 20 PARTS PER MILLION (BASED ON THE DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

**Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Commission is Completed**

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations that have been amended, described and justified in a report filed with the Planning Commission, or for variances and waivers which are identified on this plat. The bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: **RYAN S. LYNCH**  
Tennessee License No.: 2447  
Date: 08/04/2022

Certification of Class and Accuracy of Survey  
I HEREBY CERTIFY THAT THIS IS A CATEGORY "C" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.  
Certification of the Accuracy of Survey  
Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors' Standards of Practice.

Registered Land Surveyor: **RYAN S. LYNCH**  
Tennessee License No.: 2447  
Date: 08/04/2022



FINAL PLAT OF:  
**DORCHESTER SUBDIVISION**  
CLT: 078 PARCEL: 035  
Knoxville, Tennessee  
District 6, Knox County, Tennessee

Taxes and Assessments  
This is to certify that all property taxes and assessments due on this property have been paid.  
City Tax Clerk: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Knox County Trustee: Signed: *Alan A.* Date: 6-8-23

Guarantee of Completion of Streets and Related Improvements  
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.  
Signed: *Alan A.* Date: 6/8/23  
Title: *Director of PS*

Guarantee of Completion of Stormwater Facilities  
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the 8<sup>th</sup> day of June, 2023.  
Signed: *Alan A.* Date: 6/8/23  
Title: *Director of PS*

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions  
This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.  
Signed: *Araceli Deeks* Date: 6/8/2023  
Title: *Utility Provider*

Certification of Approval of Public Water System - Major Subdivisions  
This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.  
Signed: *Araceli Deeks* Date: 6/8/2023  
Title: *Utility Provider*

**LYNCH SURVEYS LLC**  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COBSTER RD., KNOXVILLE, TENN. 37912  
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS	
DRAWN BY: M.STRANGE	1 10/12/2022 ADD DRAINAGE
CHECKED BY: R.LYNCH	2 11/11/2022 PLANNING COMMENTS
APPROVED BY: R.S.L.	3 11/16/2022 REVISE ROAD NAME
SCALE: 1"=60'	4
DATE: 08/04/2022	5
	6

MESANA INVESTMENTS, LLC  
P.O. Box 11315  
Knoxville, Tennessee 37939  
Phone: (865) 693-3356

PROJECT NO.  
3316-05

# EXHIBIT C: Density calculations

# 2-K-24-RZ

TOTAL AREA  
19.45 Acres  
847,243 sq. ft.

TOTAL LOTS = 78

TAX MAP 056 PARCEL 13.02  
L 06115  
DEED: 20190510062014

Property owners are responsible for maintenance of Stormwater facilities. The consent for maintenance of stormwater facilities is recorded as instrument #20220200020214

Planning Staff Certification of Approval for Recreational - Final File  
This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for filing in the office of the Register of Deeds Pursuant to Section 13-3-405 of Tennessee Code, Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the location of any street or other ground upon the plat.

Certificate of Ownership and General Dedication

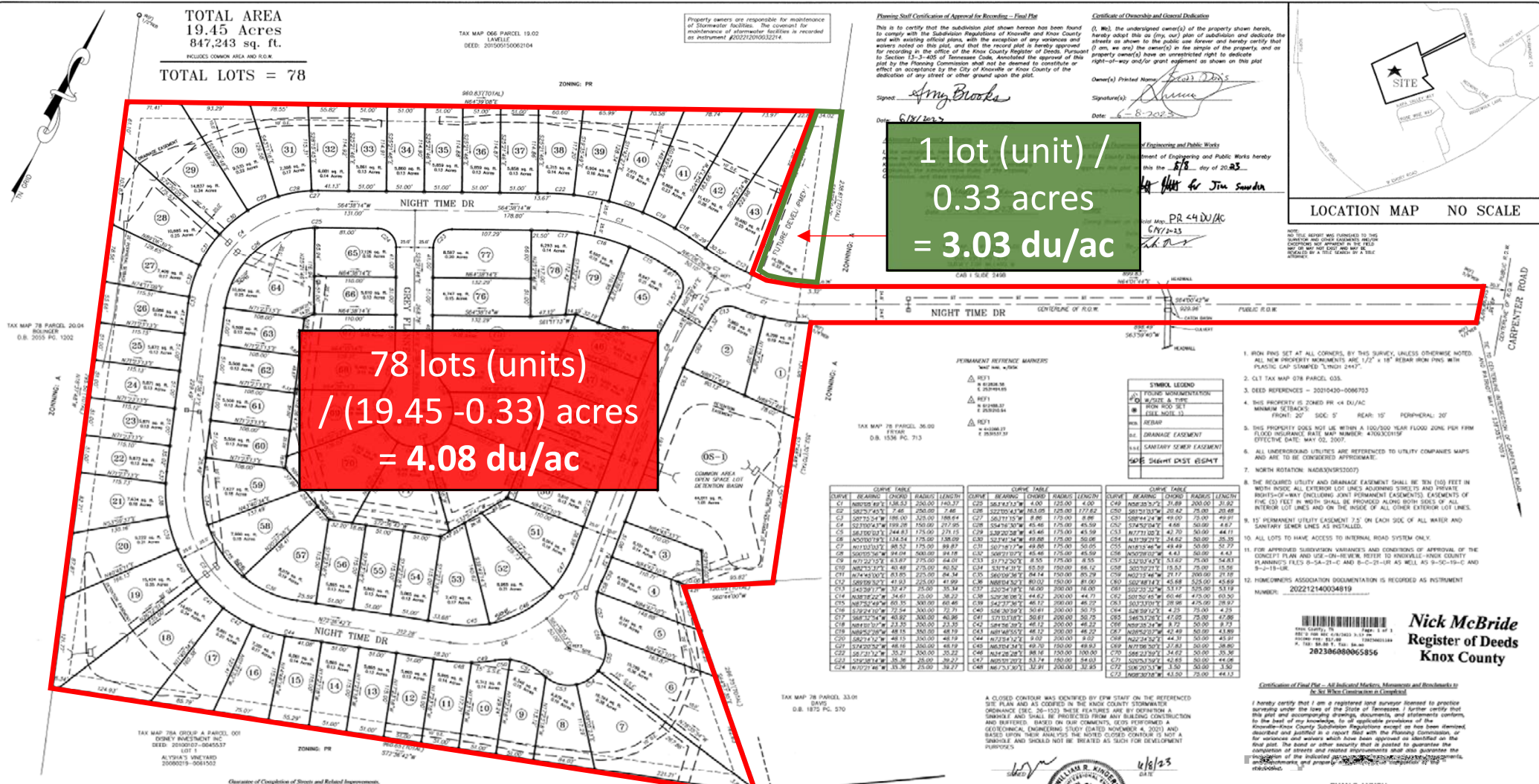
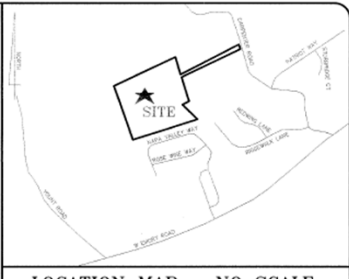
I, (We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the same as shown to the public use herein and hereby certify that if (I, we, we may) the owner(s) in the strips of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Signature: *Angie Brooks*  
Date: 6/18/23

Owner(s) Printed Name: *Angie Brooks*  
Signature(s): *Angie Brooks*  
Date: 6-18-2023

1 lot (unit) / 0.33 acres = 3.03 du/ac

78 lots (units) / (19.45 - 0.33) acres = 4.08 du/ac



PERMANENT REFERENCE MARKERS

TAX MAP 78 PARCEL 36.00  
D.B. 1536 PG. 713

TAX MAP 78 PARCEL 33.01  
D.B. 1872 PG. 570

TAX MAP 780 GROUP A PARCEL 41.18  
DEED: 2019017-0317804  
CORRECTED PLAT OF CARPENTER ROAD  
20091013-0039991

TAX MAP 78A GROUP A PARCEL 001  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 1  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 002  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 2  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 003  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 3  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 004  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 4  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 005  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 5  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 006  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 6  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 007  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 7  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 008  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 8  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 009  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 9  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 010  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 10  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 011  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 11  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 012  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 12  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 013  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 13  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 014  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 14  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 015  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 15  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 016  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 16  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 017  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 17  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 018  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 18  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 019  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 19  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 020  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 20  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 021  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 21  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 022  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 22  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 023  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 23  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 024  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 24  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 025  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 25  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 026  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 26  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 027  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 27  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 028  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 28  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 029  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 29  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 030  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 30  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 031  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 31  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 032  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 32  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 033  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 33  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 034  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 34  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 035  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 35  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 036  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 36  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 037  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 37  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 038  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 38  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 039  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 39  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 040  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 40  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 041  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 41  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 042  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 42  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 043  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 43  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 044  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 44  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 045  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 45  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 046  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 46  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 047  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 47  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 048  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 48  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 049  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 49  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 050  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 50  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 051  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 51  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 052  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 52  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 053  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 53  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 054  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 54  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 055  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 55  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 056  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 56  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 057  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 57  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 058  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 58  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 059  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 59  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 060  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 60  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 061  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 61  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 062  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 62  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 063  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 63  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 064  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 64  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 065  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 65  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 066  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 66  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 067  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 67  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 068  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 68  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 069  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 69  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 070  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 70  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 071  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 71  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 072  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 72  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 073  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 73  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 074  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 74  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 075  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 75  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 076  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 76  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 077  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 77  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 078  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 78  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 079  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 79  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 080  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 80  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 081  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 81  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 082  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 82  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 083  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 83  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 084  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 84  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 085  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 85  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 086  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 86  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 087  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 87  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 088  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 88  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 089  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 89  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 090  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 90  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 091  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 91  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 092  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 92  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 093  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 93  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 094  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 94  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 095  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 95  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 096  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 96  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 097  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 97  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 098  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 98  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 099  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 99  
ALYONIA VINEYARD  
20060013-0041002

TAX MAP 78A GROUP A PARCEL 100  
DORCHESTER INVESTMENT INC  
DEED: 2020007-0645537  
LOT 100  
ALYONIA VINEYARD  
20060013-0041002

- SYMBOL LEGEND
- 1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
  - 2. FLOOD INSURANCE RATE MAP NUMBER: 4700301515
  - 3. DEED REFERENCES = 2021040-0086703
  - 4. THIS PROPERTY IS ZONED PK 4-DU/AC
  - 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM EFFECTIVE DATE: MAY 02, 2007.
  - 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
  - 7. NORTH ROTATION: NAD83(VNRS12007)
  - 8. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH FROM ALL EXTERIOR LOT LINES ADJOINING STREETS AND TREATS RIGHT-OF-WAY (INCLUDING EXISTING PERMANENT EASEMENTS) EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOTS AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
  - 9. 10' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
  - 10. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SURVEY ONLY.
  - 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-OVERVIEW REFER TO KNOXVILLE-KNOX COUNTY PLANNING FILES 09-2A-11-02 AND 09-21-11-02 AS WELL AS 09-20-11-02 AND 09-21-11-02.
  - 12. HOMEOWNER ASSOCIATION SUBDIVISION IS RECORDED AS INSTRUMENT NUMBER: 202212140034819

**Nick McBride**  
Register of Deeds  
Knox County

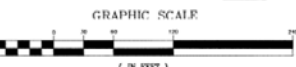


COUNTERSIGNED  
JUN 08 2023  
REGISTERED LAND SURVEYOR  
RYAN S. LYNCH  
Tennessee License No. 2447  
Date: 08/04/2022

1. I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, instruments, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been amended, described and justified in a report filed with the Planning Commission, or the variance and waiver which have been approved as identified on this plat. The seal or other authority that is posted to guarantee the accuracy of survey and related measurements shall also guarantee the accuracy and proper preparation of this subdivision plat.

1. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Evidence State Board of Examiners for Land Surveyors - Standards of Practice.

REGISTERED LAND SURVEYOR  
RYAN S. LYNCH  
Tennessee License No. 2447  
Date: 08/04/2022



**LYNCH SURVEYS LLC**  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COSTER RD. KNOXVILLE, TENN. 37912  
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS	
DRAWN BY: M.STRANGE	1 10/12/2022 ADD DRAINAGE
CHECKED BY: R. LYNCH	2 11/11/2022 PLANNING COMMENTS
APPROVED BY: R.S.L.	3 11/16/2022 REVISE ROAD NAME
SCALE: 1"=60'	4
DATE: 08/04/2022	5
	6

MESANA INVESTMENTS, LLC  
P.O. Box 11315  
Knoxville, Tennessee 37939  
Phone: (865) 693-3356

DORCHESTER SUBDIVISION  
CLT: 078 PARCEL: 035  
Knoxville, Tennessee  
District 6, Knox County, Tennessee

PROJECT NO. 3316-05



# 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

**1/8/2024**

Date Filed

**2/8/2024**

Meeting Date (if applicable)

**2-K-24-RZ**

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**

Owner Name (if different)

**PO Box 11315 Knoxville TN 37939**

Owner Address

**865-693-3356**

Owner Phone / Email

**0 NIGHT TIME DR**

Property Address

**78 A B 044**

Parcel ID

Part of Parcel (Y/N)?

**14371 square feet**

Tract Size

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Night Time Drive, Southwest of Carpenter Road**

General Location

City **Commission District 6 PR (Planned Residential), A (Agricultural)**

**Agriculture/Forestry/Vacant Land, Rural Residential**

Count District Zoning District

Existing Land Use

**Northwest County LDR (Low Density Residential)**

Planning Sector

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

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>PR (Planned Residential)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	
Proposed Plan Designation(s)	

### up to 4 du/ac

Proposed Density (units/acre)	Previous Zoning Requests
Additional Information	

## STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>\$650.00</b>	
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 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.

Applicant Signature	Mesana Investments, LLC Please Print	1/8/2024 Date
---------------------	---	------------------

Phone / Email	Eagle Bend Development, LLC Please Print	1/8/2024 Date
Property Owner Signature		

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](mailto: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
12/7/2023	2/8/2024	File Number(s)  <b>2-K-24-RZ</b>
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
0 Night Time Drive	078AB044	
Property Address	Parcel ID	
WKUD	WKUD	N
Sewer Provider	Water Provider	Septic (Y/N)

**STAFF USE ONLY**

North side of Night Time Drive, Southwest of Carpenter Road		14,371 square feet
General Location		Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	6th	A
District	Zoning District	Existing Land Use
Northwest County	LDR	Planned Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

## SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels   
  Divide Parcel

Unit / Phase Number

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

## ZONING REQUEST

Pending Plat File Number

Zoning Change    PR 4 DU/AC

Proposed Zoning

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
0801	\$650.00	\$650.00
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

Mesana Investments, LLC

12/7/2023

Please Print

Date

(865) 693-3356

swd444@gmail.com

Phone Number

Email

Property Owner Signature

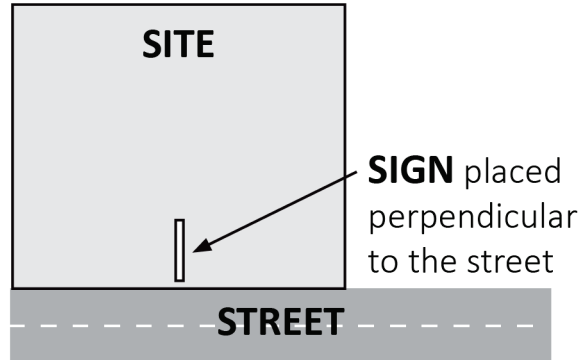
Scott Davis

01/08/2024, SG

Please Print

Date Paid

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:*

\_\_\_\_\_ January 26, 2024 \_\_\_\_\_ and \_\_\_\_\_ February 9, 2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments, LLC

Date: 01/08/2024

File Number: 2-K-24-RZ

- Sign posted by Staff
- Sign posted by Applicant