



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 6-SC-24-C

AGENDA ITEM #: 34

6-F-24-DP

AGENDA DATE: 6/13/2024

► **SUBDIVISION:** 616 NORTH WOODDALE ROAD

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

OWNER(S): William Bell, Jr.

TAX IDENTIFICATION: 61 057

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 616 N WOODDALE RD

► **LOCATION:** N Wooddale Rd north of N Ruggles Ferry Pike

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking East Creek, Holston-French Broad

► **APPROXIMATE ACREAGE:** 23.09 acres

► **ZONING:** PR(k) (Planned Residential) up to 3 du/ac

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

► **PROPOSED USE:** 70-lot single family subdivision

SURROUNDING LAND
USE AND ZONING: North: Agriculture/forestry/vacant land - A (Agricultural)
South: Single family residential, public/quasi-public land (cemetery) - A (Agricultural)
East: Public/quasi-public land (cemetery) - A (Agricultural)
West: Single family residential, rural residential - A (Agricultural)

► **NUMBER OF LOTS:** 70

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

ACCESSIBILITY: Access is via N Wooddale Road, a local street with an 18-ft pavement width within a 43 ft right-of-way.

► **SUBDIVISION VARIANCES
REQUIRED:** **VARIANCE:**
1. Reduce the distance between broken back curves from 150' to 76.81' between stations 2+44.70 to 3+21.51 on Road B
2. Reduce the distance between reverse curves from 50' to 36.29' between stations 1+64.44 to 2+00.73 on Road B.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the horizontal curve from 250' to 225' between stations 0+69.45 and 1+59.95 on Road A.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the grade from 1% to 1.25% at the intersection of Road A and N. Wooddale Rd.
2. Increase the grade from 1% to 2% at the intersection of Road A and Road B.

STAFF RECOMMENDATION:

- **Approve the requested variance to reduce the distance between broken back curves from 150' to 76.81' between stations 2+44.70 to 3+21.51 on Road B, based on the following evidence of hardship.**

1. The property is slightly irregularly shaped and is challenging topographically. There is a steep slope at the rear portion of the property with the HP (Hillside Protection) designation and a powerline easement that informs the lot configuration.
2. The shape of the property and the location of the slope is unique to the property and has not been created by any person having an interest in the property.
3. Granting of this variance is not anticipated to be detrimental to public safety, health, or welfare. The proposed reduction is supported by the Knox County Engineering & Public Works Department.

Approve the requested variance to reduce the distance between reverse curves from 50' to 36.29' between stations 1+64.44 to 2+00.73 on Road B, based on the following evidence of hardship.

1. The property is slightly irregularly shaped and is challenging topographically. There is a steep slope at the rear portion of the property with the HP (Hillside Protection) designation and a powerline easement that informs the lot configuration.
2. The shape of the property and the location of the slope is unique to the property and has not been created by any person having an interest in the property.
3. Granting of this variance is not anticipated to be detrimental to public safety, health, or welfare. The proposed reduction is supported by the Knox County Engineering & Public Works Department.

Approve the requested alternative design standards as recommended by the Knox County Engineering and Public Works Department.

Approve the concept plan subject to 11 conditions.

1. Prior to the design plan application submission, revise the lot numbers on the key sheet (Sheet C-1) so that they match with the preliminary site plans (Sheet C-2 and C-3).
2. During the design plan phase, ensure that the edge of the pavement of Road A at the intersection of N Wooddale Road is not extending in front of the adjacent property without necessary approval from the adjacent property owner.
3. During the design plan phase, obtain approval of Knox County Engineering & Public Works Department for the right-of-way radius of Road A at the intersection of N Wooddale Road.
4. During the design plan phase, ensure that the proposed access has required sight distances along both ways of N Wooddale Road. No grading permit shall be issued without verifying the sight distance.
5. During the design plan phase, obtain clarification from the Knox County Engineering & Public Works Department regarding the springs appearing on the USGS Quad Map. Appropriate buffers shall be provided as required by the Engineering & Public Works Department.
6. Widening N Wooddale Road along the frontage of the subject property up to Ruggles Ferry Road. The widening is to be done with the approval of and under the supervision of the Knox County Engineering & Public Works Department, and must be completed before final plat approval, unless the Knox County Department of Engineering and Public Works accepts a bond to ensure completion of the improvements to N Wooddale Road.
7. Meeting all applicable requirements of the Knox County Engineering & Public Works Department.
8. Provide a note on the final plat that states the driveways of lot 37 and lot 63 (as labeled on Sheet C-2) shall meet the minimum corner clearance requirement of 50' from intersecting right-of-way lines.
9. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
10. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
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, and/or stormwater drainage systems.

- **Approve the development plan for a residential subdivision for up to 70 detached dwellings in the PR zone, based on the acreage on the final plat, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Before the final plat approval, confirm that the property has adequate acreage for 70 dwellings units (at least 23.34 acres). The density of the development shall not exceed 3 du/ac.

COMMENTS:

This proposal is for a 70-lot subdivision for single-family houses on approximately 23.6 acres at a density of 2.96 du/ac. The property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 3 du/ac earlier this year (3-D-24-RZ). The (k) indicates a condition applied to the rezoning request. In this case, the condition was to limit the disturbance up to approximately the 960-contour line, leaving the rear of the parcel with slopes of 25% or greater undisturbed.

VARIANCE AND ALTERNATIVE DESIGN STANDARDS

A broken back curve tangent is a straight section of roadway between two horizontal curves in the same direction. A reverse curve tangent is a straight section of roadway between two horizontal curves in the opposite directions. The applicant justifies these requests, stating that the site is topographically challenging and is encumbered by an overhead electric easement that runs through the property. These variances are in combination with a request to reduce an associated horizontal curve from 250 ft to 225 ft as alternative design standards. These requests, and the other road design-related alternative design standard requests, will allow less disturbance in the HP (Hillside Protection) area.

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(k) (Planned Residential) with condition up to 3 du/ac:

- A. The PR zone allows detached dwellings as 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 proposal leaves the rear portion of the property with slopes of 25% or greater undisturbed, in conformance with the rezoning condition.
- C. Based on the approximate lot area on KGIS, the proposed density of 2.96 du/ac is below the approved density of 3 du/ac. If the acreage on the final plat is below 23.34 acres, reduction in lot numbers will be required to keep the density within 3 du/ac.
- D. The site layout conforms to the lot size and setback requirements of the zone.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Ensure that development is sensitive to existing community character (Policy 2). -- Detached houses will be consistent with the surrounding properties which primarily accommodate single family residences and rural residences.
- B. Encourage development practices that conserve and connect natural features and habitat (Policy 7). -- Leaving the forested, steep portion in the rear portion of the property is consistent with this policy's intent.

3) FUTURE LAND USE MAP

- A. The property has the SR (Suburban Residential) and RL (Rural Living) place types. Single family dwellings are recommended as 'primary uses' in both place types.
- B. Approximately a 4.4-acre portion of this property has the HP (Hillside Protection) designation. This proposal is consistent with the recommended disturbance budget of the slope analysis, leaving a significant portion with the HP overlay undisturbed.

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. The proposed development is not in opposition to any of these criteria.

ESTIMATED TRAFFIC IMPACT: 727 (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: 15 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter 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).

(2) Sign the application digitally (or print, sign, and scan).

Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org

Reset Form



Request to Postpone • Table • Withdraw

Mesana Investments LLC

6/11/24

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

Date of Request

6/13/24

Scheduled Meeting Date

6-SC-24-C

6-F-24-DP

File Number(s)

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 _____ 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

865-806-8008

Phone Number

Scott Davis

Please Print

swd444@gmail.com

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

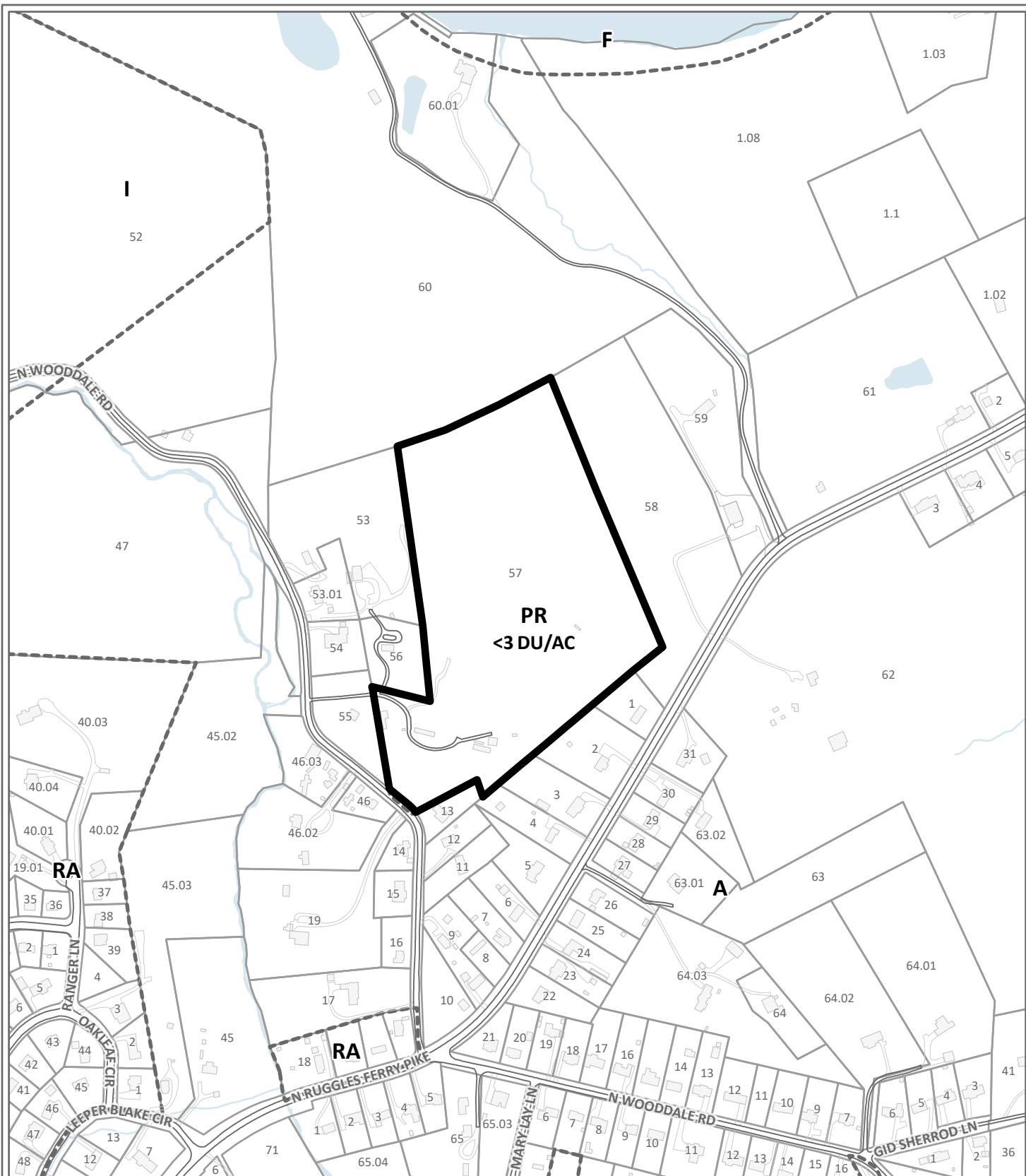
Date:

Payee Name

Payee Phone

Payee Address

October 2022



CONCEPT PLAN / DEVELOPMENT PLAN

6-SC-24-C / 6-F-24-DP

Petitioner: Mesana Investments, LLC



70 single family lots in PR (Planned Residential)

Original Print Date: 5/6/2024

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

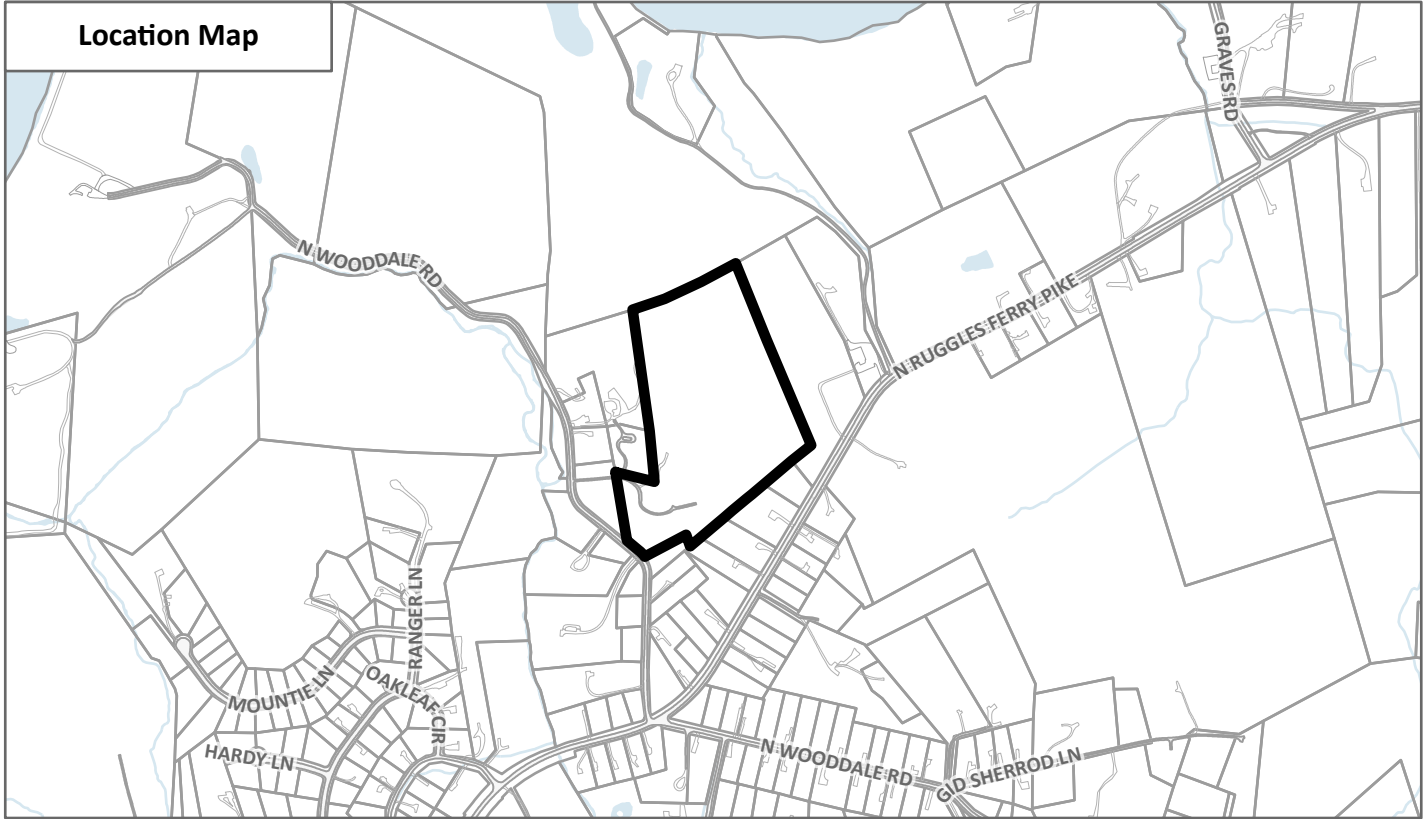
Map No: 61

Jurisdiction: County

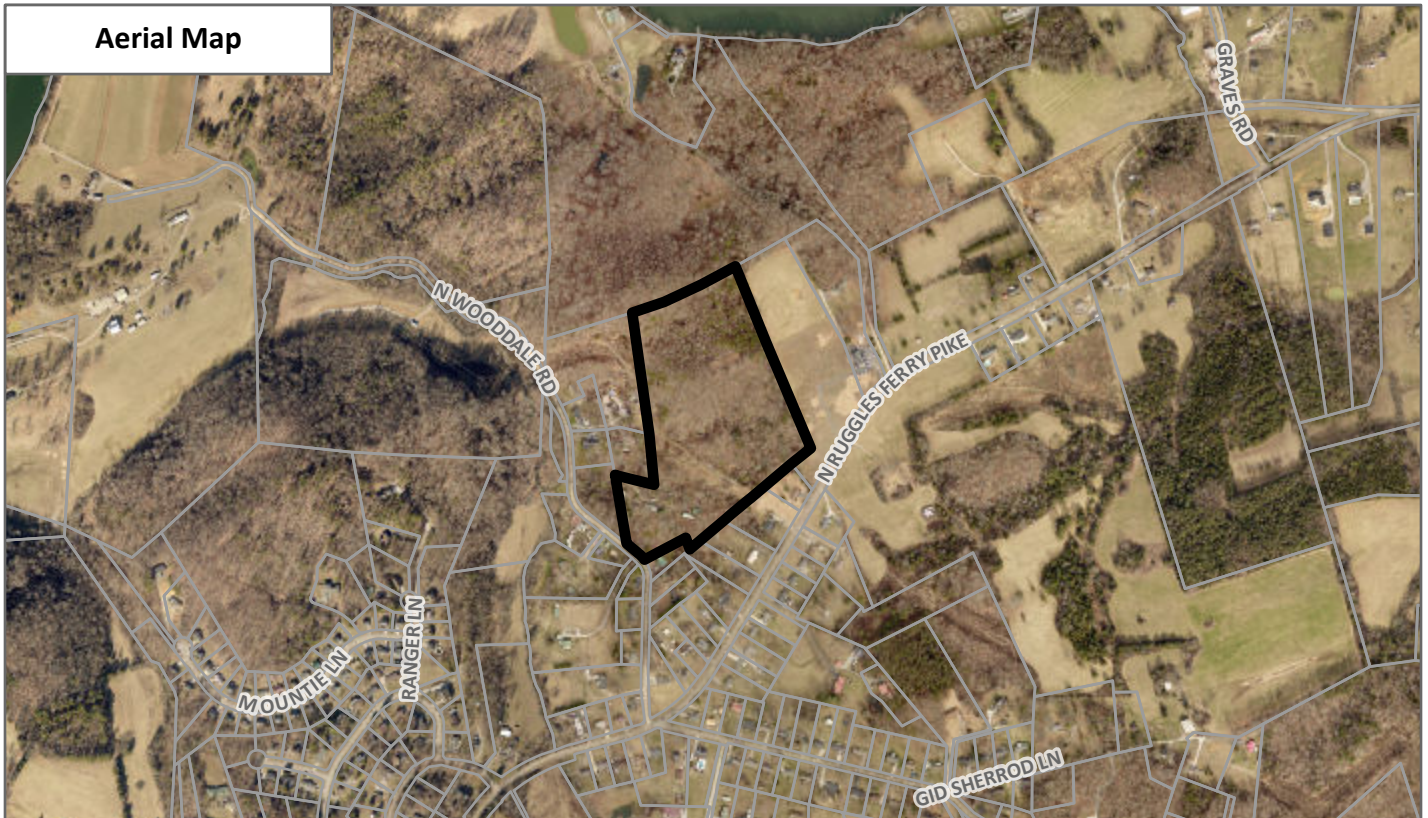


Exhibit A. Contextual Images

Location Map



Aerial Map

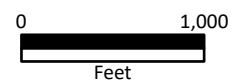


CONTEXTUAL MAPS 1

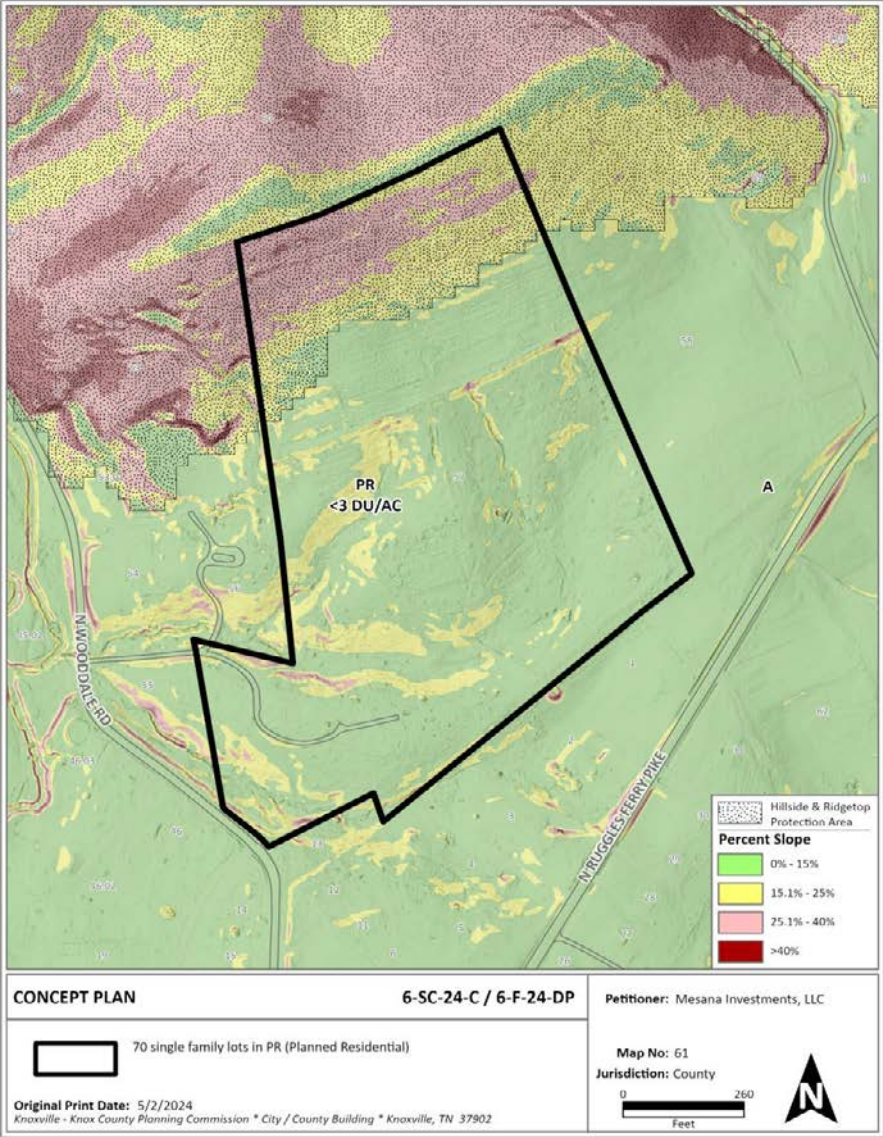
6-F-24-DP / 6-SC-24-C



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	23.1		
Non-Hillside	18.7	N/A	
0-15% Slope	0.40	100%	0.40
15-25% Slope	2.07	50%	1.04
25-40% Slope	1.87	20%	0.37
Greater than 40% Slope	0.05	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	4.4	Recommended disturbance budget within HP Area (acres)	1.82
		Percent of HP Area	41.4%

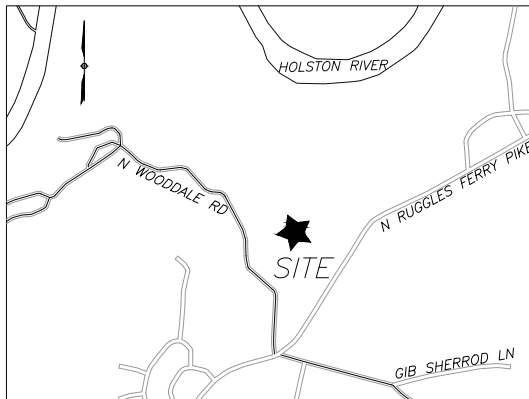


CONCEPT PLAN

U.E.I. PROJECT NO. 2404013

616 NORTH WOODDALE ROAD

SITE ADDRESS: 616 N. WOODDALE RD., KNOXVILLE, TENNESSEE 37924
TAX MAP: 61, PARCEL: 57



LOCATION MAP

DEVELOPER:
MESANA INVESTMENTS, LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922
(865)693-3356



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

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

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

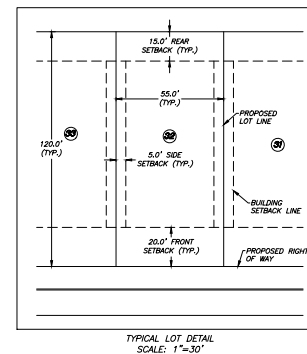
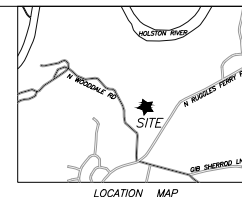
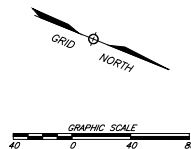
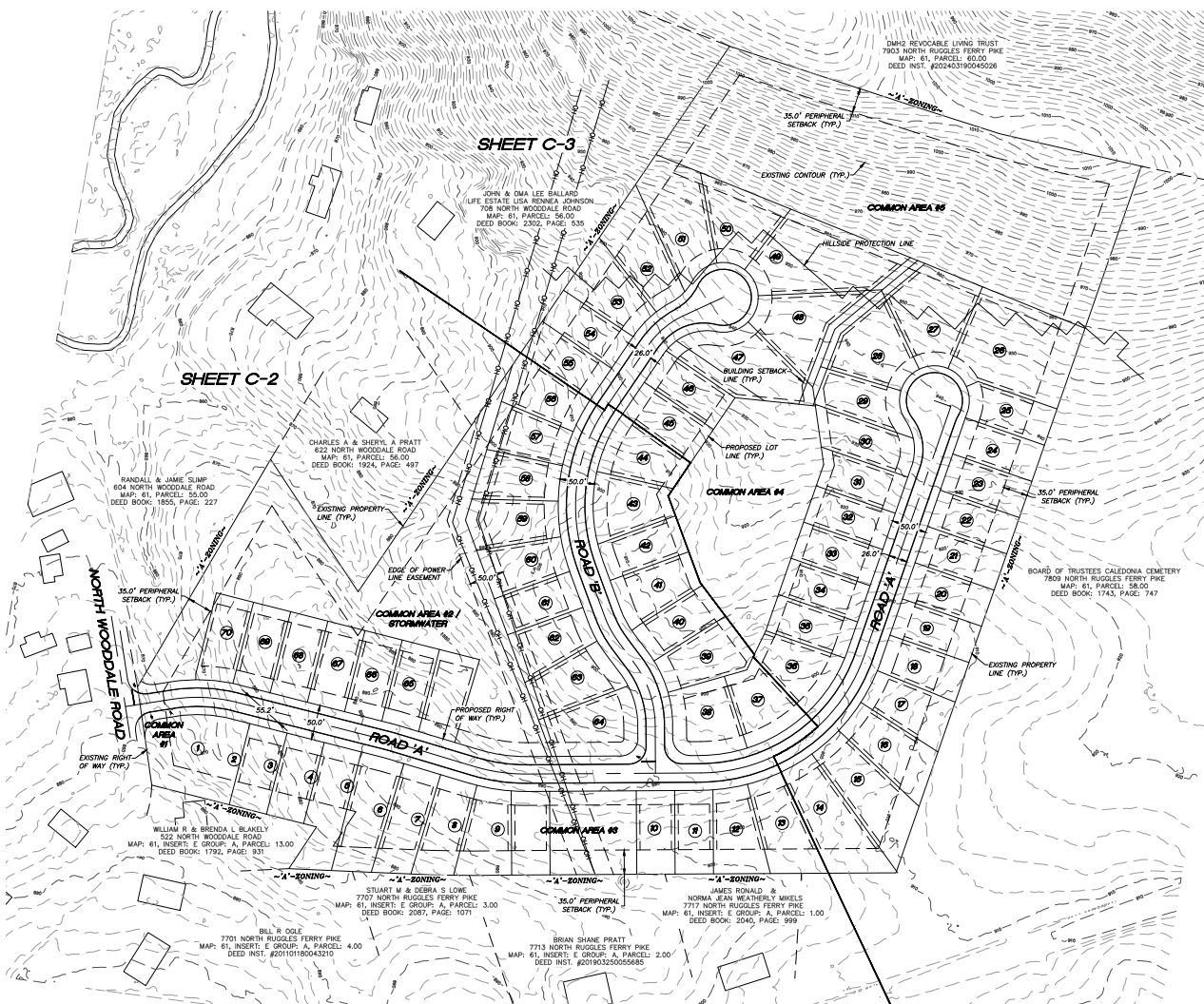
SHEET INDEX

<u>TITLE</u>	<u>SHEET</u>
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Revision 05.23.2024

MPC FILE# 6-SC-24-C / 6-F-24-DP

2	05/22/24	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PH'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET
PERIMETRY: THIRTY FIVE (35) FEET (MINIMUM)
SIDE: FIVE (5) FEET
REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL DOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND ANY ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 23.6 ACRES PER ACR.
 6. THE DEVELOPMENT PROPOSES 70-UNITS (2.97 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 7.28 ACRES (30.9%).
 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 ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. STILITY AND 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 4.1 ACRES.
 12. SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
 13. WIDENING OF NORTH WOODDALE ROAD WILL BE REQUIRED FROM THE DEVELOPMENT TO RUGLES FERRY ROAD. THE DEVELOPER OF THE SUBJECT SUBDIVISION WILL BE REQUIRED TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.

REQUESTED VARIANCES / ALTERNATIVE DESIGN STANDARDS:

1. INCREASE THE MAXIMUM C.L. GRADE FROM 1% TO 1.25% AT THE INTERSECTION OF ROAD 'A' AND N. WOODDALE ROAD.
2. INCREASE THE MAXIMUM C.L. GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROADS 'A' AND 'B'.
3. REDUCE THE DISTANCE BETWEEN REVERSE CURVES FROM 50' TO 36.29' BETWEEN STATIONS 1+64.44 TO 2+00.73. (ROAD 'B')
4. REDUCE THE DISTANCE BETWEEN BROKEN BACK CURVES FROM 150' TO 168.81' STATIONS 2+44.70 TO 3+21.51. (ROAD 'B')
5. REDUCE THE C.L. RADIUS FROM 250' TO 225' BETWEEN STATIONS 0+69.45 AND 1+59.95. (ROAD 'A')

MPC FILE# 6-SC-24-C / 6-F-24-DP

SHEET C-1

KEY SHEET / TYPICAL SECTION

616 NORTH WOODDALE RD

SITE ADDRESS: 616 N. WOODDALE RD (37924)

DEVELOPER: MESANA INVESTMENTS, LLC
1900 EBENEZER ROAD
KNOXVILLE, TN 37922
(865) 693-3356

DIST. NO. 58 KNOX CO., TN
SCALE: 1"=80' APRIL 29, 2024
TAX MAP: 61 PARCEL: 57

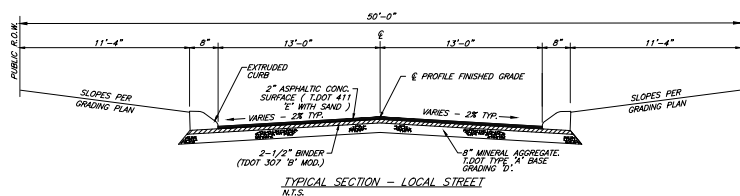
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM CHK: CAS DWS: NO. 2404013

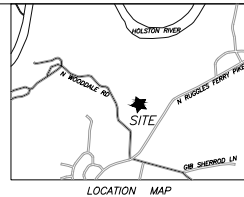
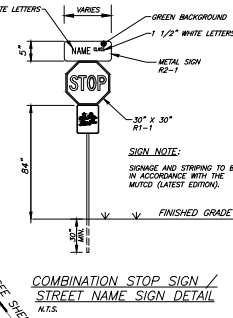
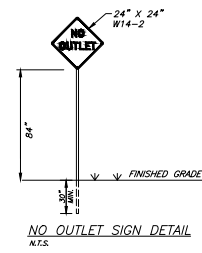
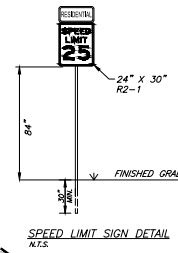
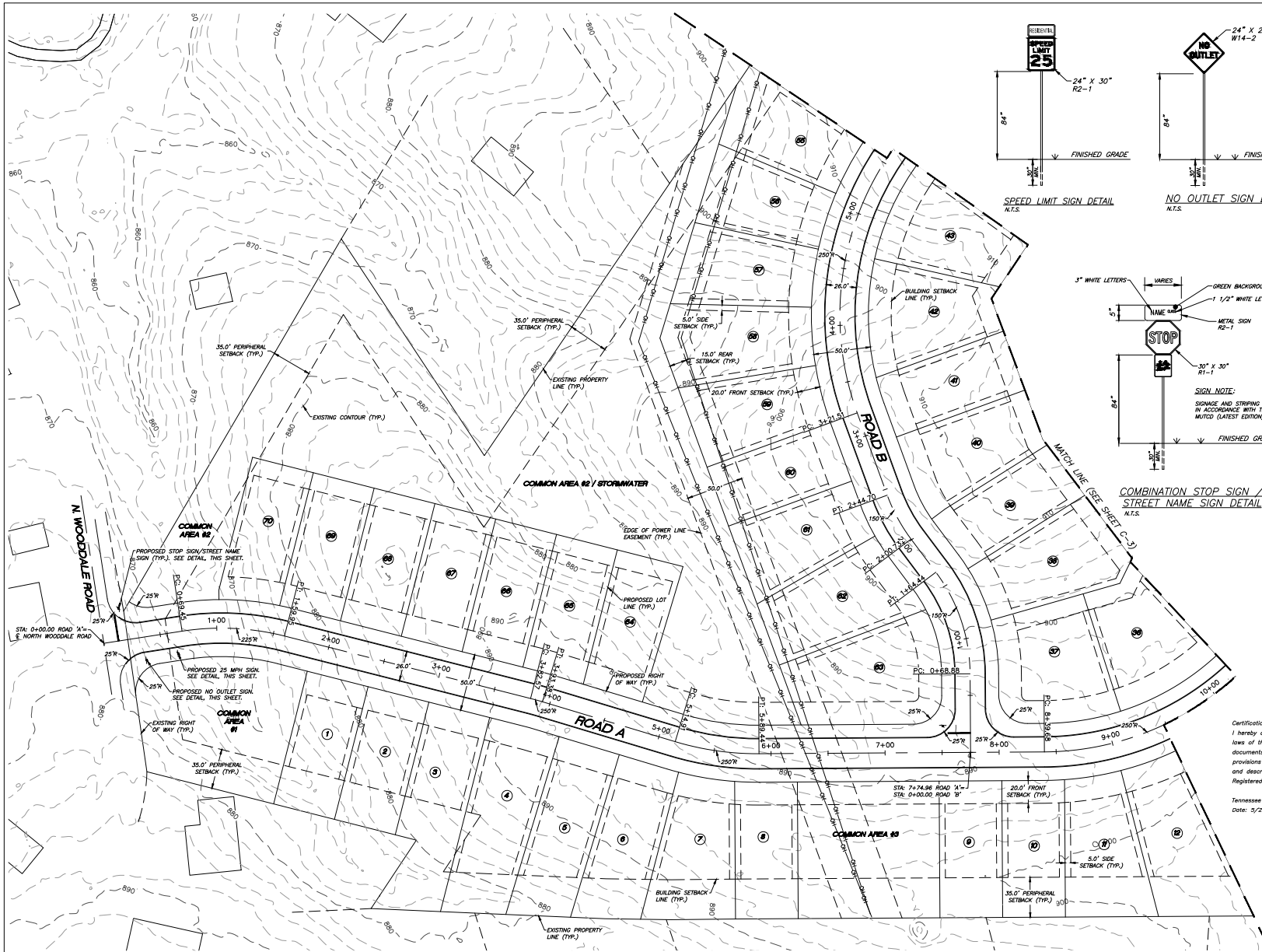
Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a separate report filed with the Planning Commission.
Registered Engineer: Christopher A. Sharp, P.E.

Tennessee License No. 108884
Date: 5/22/2024

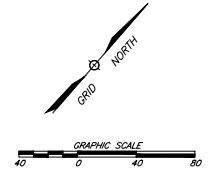
REVISION	DATE	DESCRIPTION	BY
1	5/22/24	GENERAL REVISIONS	CLM



TYPICAL SECTION - LOCAL STREET
N.T.S.



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED "RH". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
SIDE: FIVE (5) FEET
REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ANY IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NGVD83.
 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 PER ACRE.
 6. THE DEVELOPMENT PROPOSES 70-UNITS (2.97 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER RETENTION AREAS) = 7.2+ ACRES (30.8%).
 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 ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 4.3 ACRES.
 12. SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
 13. WIDENING OF NORTH WOODDALE ROAD WILL BE REQUIRED FROM THE DEVELOPMENT TO RUGGLES FERRY ROAD. THE DEVELOPER OF THE SUBMITTAL SHALL BE REQUIRED TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.



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. 108884
Date: 5/22/2024

SHEET C-2

PRELIMINARY SITE PLAN	
616 NORTH WOODDALE RD	
SITE ADDRESS: 616 N. WOODDALE RD (37924)	
DEVELOPER:	MESANA INVESTMENTS, LLC 1202 EMBLETT KNOXVILLE, TN 37922 (865) 693-3356
DIST. NO. 58	KNOX CO., TN.
SCALE: 1"=40'	APRIL 29, 2024
TAX MAP: 61	PARCEL: 57
URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	
DWG: CLM	CHK: CAS
DWG. NO. 2404013	

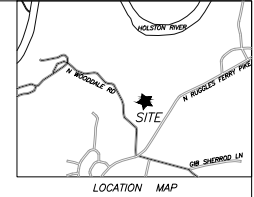
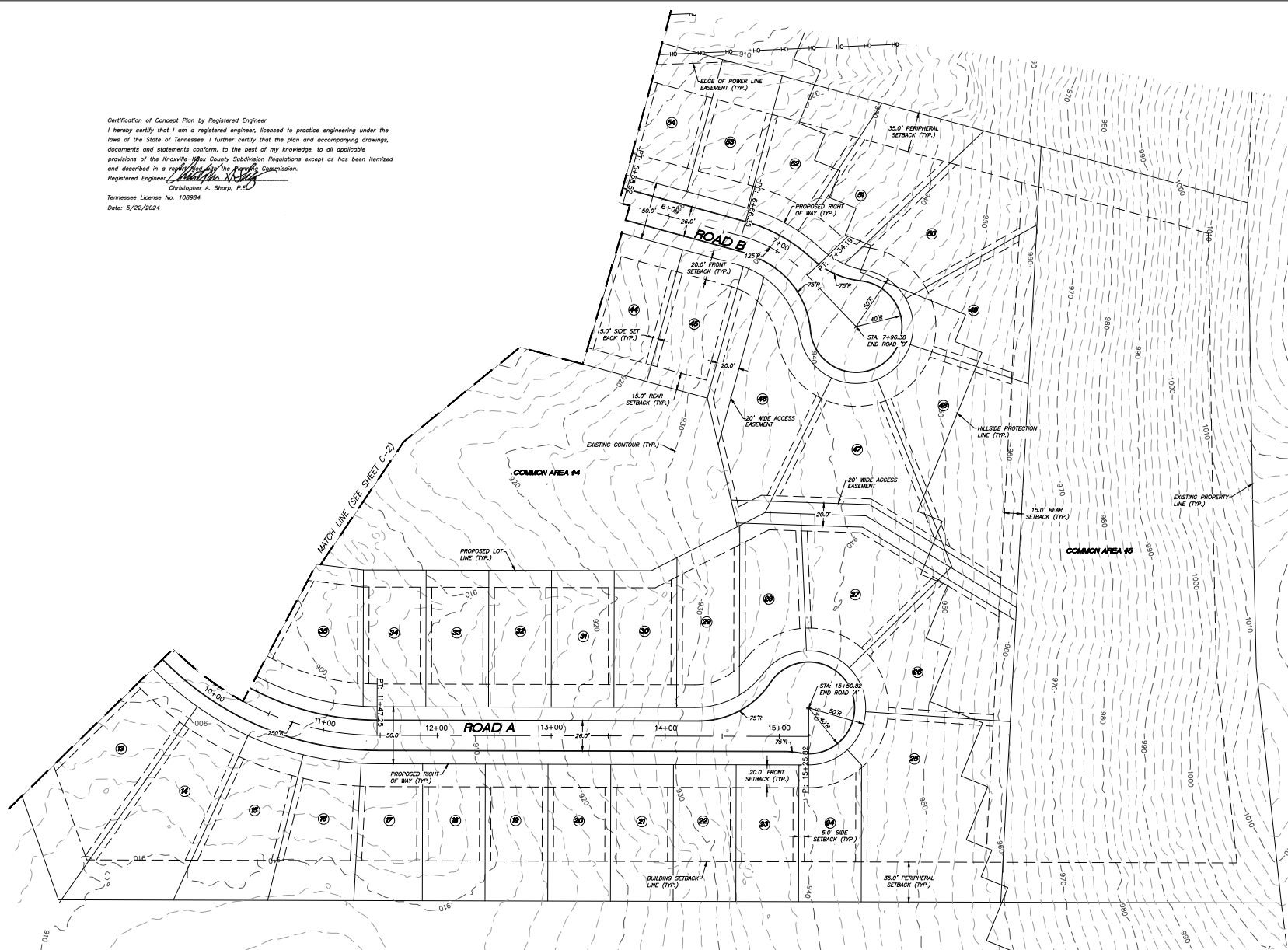
MPC FILE# 6-SC-24-C / 6-F-24-DP

REFERENCE:
REED BOOK: 1449, PAGE: 708



REVISION	DATE	DESCRIPTION	CLM	BY
1	5/23/24	GENERAL REVISIONS	CLM	

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-Mesa 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: 5/22/2024



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'R1'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
SIDE: FIVE (5) FEET
REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL THEM ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 23.6 ACRES PER KGIS.
 6. THE DEVELOPMENT PROPOSES 70-UNITS (2.97 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 7.2+ ACRES (30.5%).
 8. THE IMPROVED 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 ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND 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 4.3 ACRES.
 12. SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
 13. WHENEVER OF NORTH WOODDALE ROAD WILL BE REQUIRED FROM THE DEVELOPMENT TO RUGGLES PERRY ROAD. THE DEVELOPER OF THE SUBJECT SUBDIVISION WILL BE REQUIRED TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.

SHEET C-3


PRELIMINARY SITE PLAN

616 NORTH WOODDALE RD

SITE ADDRESS: 616 N. WOODDALE RD (37924)

DEVELOPER: MESANA INVESTMENTS, LLC
1920 CHENIERE ROAD
KNOXVILLE, TN 37922
(865) 693-3356

DIST. NO. 58 KNOX CO., TN.
SCALE: 1"=40' APRIL 29, 2024
TAX MAP: 61 PARCEL: 57

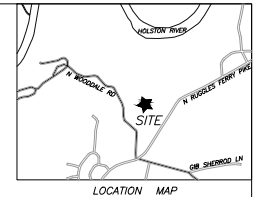
 URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWG: CLM	CHK: CAS	DWG. NO. 2404013
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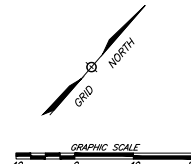
MPC FILE# 6-SC-24-C / 6-F-24-DP

REVISION	DATE	DESCRIPTION	BY
1	5/23/24	GENERAL REVISIONS	CLM






- PRELIMINARY GRADING PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES, SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY LANDLORD, UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES, AND ALSO CALL DOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 4. POTENTIAL ENVIRONMENTAL FEATURES (SPRINGS) APPEAR ON THE LOGS ROAD MAP. IF SPRINGS ARE DETERMINED TO BE PRESENT, THE GRADING AND DRAINAGE WILL BE REVISED TO ACCOUNT FOR THEM. THE PROPOSED WORK SHALL BE COORDINATED WITH KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS AND TDEC.



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 separate report for the Commission.
Registered Engineer: *Christopher A. Sharp, P.E.*
Tennessee License No. 108984
Date: 5/22/2024

SHEET C-4

PRELIMINARY GRADING PLAN		
616 NORTH WOODDALE RD		
SITE ADDRESS: 616 N. WOODDALE RD (37924)		
DEVELOPER:	MESANA INVESTMENTS, LLC 1920 EBENEZER ROAD KNOXVILLE, TN 37922 (865) 693-3356	
DIST. NO. 58	KNOX CO., TN.	
SCALE: 1"=40'	APRIL 29, 2024	
TAX MAP: 61	PARCEL: 57	
 URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924		
DWG: CLM	CHK: CAS	DWG. NO. 2404013

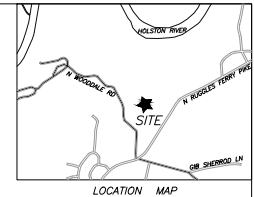
MPC FILE# 6-SC-24-C / 6-F-24-DP

REFERENCE:
DEED BOOK: 1449, PAGE: 708

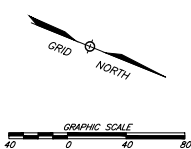
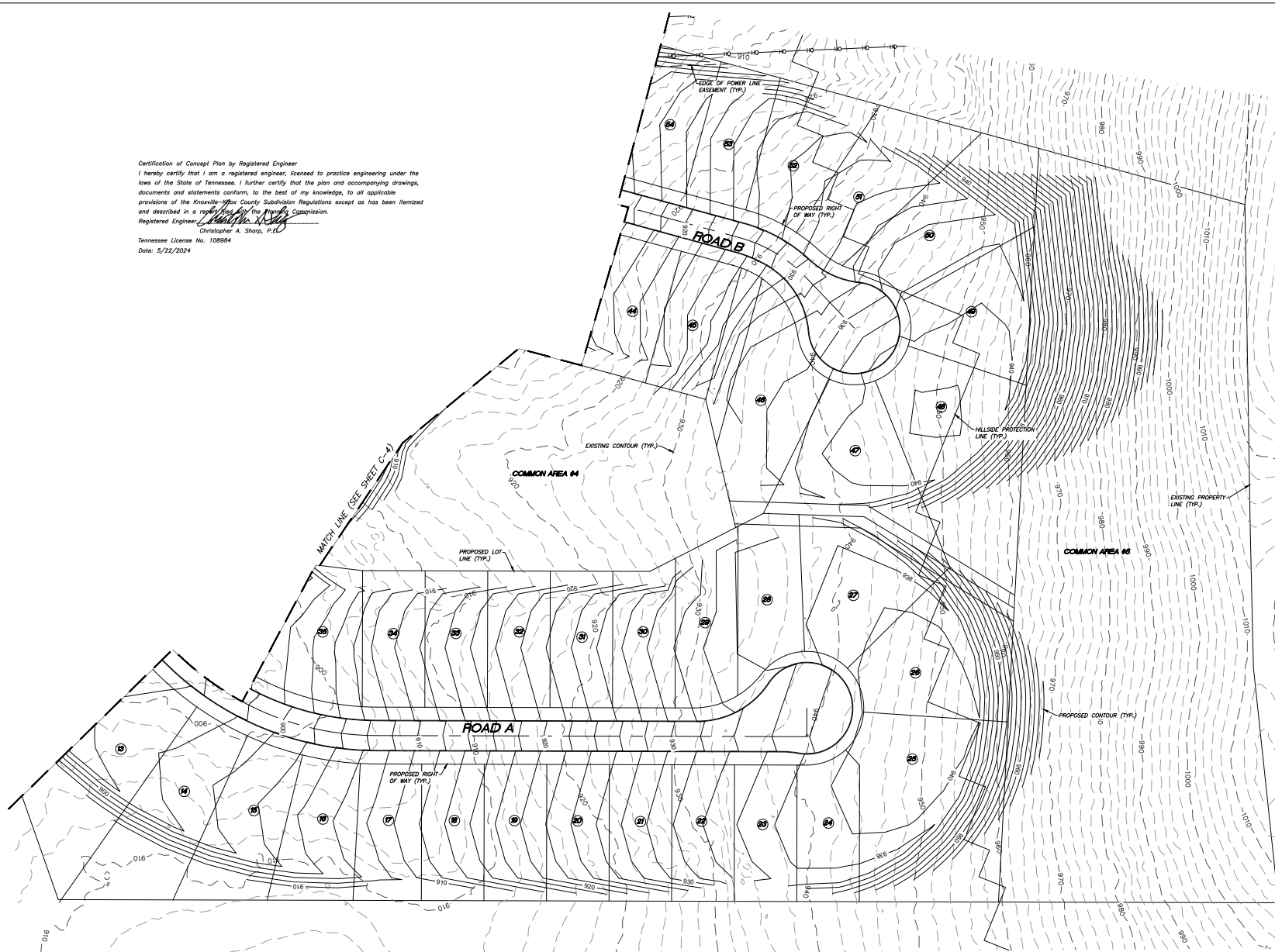


REVISION	DATE	DESCRIPTION	BY
1	5/23/24	GENERAL REVISIONS	CLM

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-Mor 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: 5/22/2024



- PRELIMINARY GRADING PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILE INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 4. POTENTIAL ENVIRONMENTAL FEATURES (SPRINGS) APPEAR ON THE USGS QUAD MAP. IF SPRINGS ARE DETERMINED TO BE PRESENT, THE GRADING AND DRAINAGE WILL BE REVISED TO ACCOUNT FOR THEM. THE PROPOSED WORK SHALL BE COORDINATED WITH KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS AND TDEC.



SHEET C-5

PRELIMINARY GRADING PLAN
616 NORTH WOODDALE RD
SITE ADDRESS: 616 N. WOODDALE RD (37924)

DEVELOPER: MESANA INVESTMENTS, LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922
(865) 693-3356

DIST. NO. 58 KNOX CO., TN.
SCALE: 1"=40' APRIL 29, 2024
TAX MAP: 61 PARCEL: 57

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


DWG: CLM CHK: CAS DWG. NO. 2404013

MPC FILE# 6-SC-24-C / 6-F-24-DP

REVISION	DATE	DESCRIPTION	BY
1	5/23/24	GENERAL REVISIONS	CLM



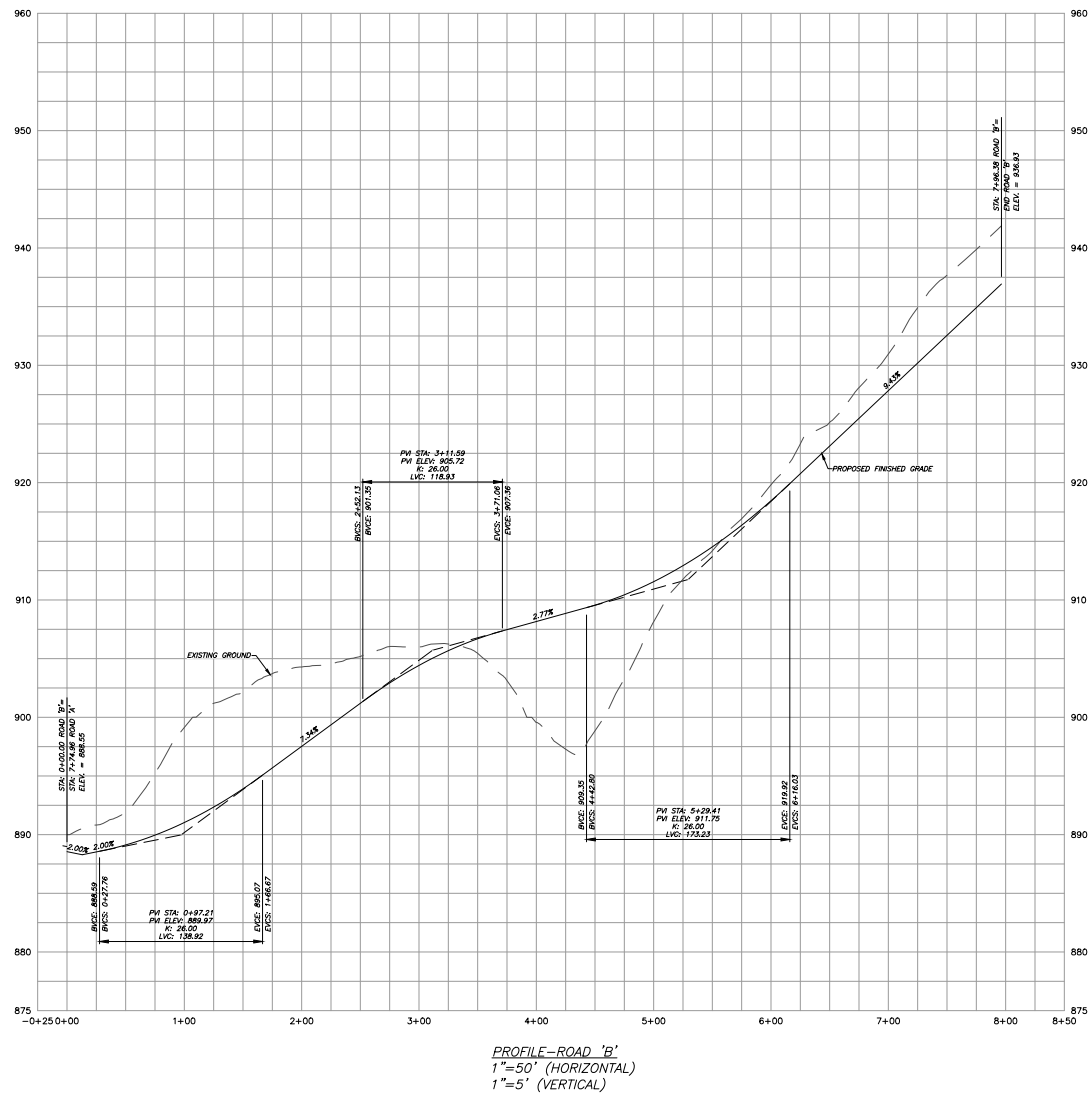


ROAD 'A' PROFILE		
616 NORTH WOODDALE RD		
SITE ADDRESS: 616 N. WOODDALE RD (37924)		
DEVELOPER:	MESANA INVESTMENTS, LLC	
	1930 EBENEZER ROAD KNOXVILLE, TN 37922 (865) 693-3356	
DIST. NO. 58		KNOX CO., TN.
SCALE: AS NOTED		APRIL 29, 1974
TAX MAP: 61		PARCEL: 57
	URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	
DWG: CLM	CHK: CAS	DWG. NO. 240401-13



MPC FILE# 6-SC-24-C / 6-F-24-DP

[illegible]



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-Mecklenburg 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.*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108084
 Date: 5/22/2024

SHEET C-7

ROAD "B" PROFILE

616 NORTH WOODDALE RD

SITE ADDRESS: 616 N. WOODDALE RD (37924)

DEVELOPER: MESANA INVESTMENTS, LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922
 (865) 693-3356

DIST. NO. 58 KNOX CO., TN.
 SCALE: AS NOTED APRIL 29, 2024
 TAX MAP: 61 PARCEL: 57

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



DWG: CLM CHK: GAS DWG. NO. 2404013

MPC FILE# 6-SC-24-C / 6-F-24-DP

REVISION	DATE	DESCRIPTION	BY
1	5/23/24	GENERAL REVISIONS	CLM



The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

HARDSHIP CONDITIONS TO BE MET:

- 1 Conditions Required:** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may, after written application, grant variations to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
- 2 Evidence of Hardship Required:** The Planning Commission shall not grant variations to these regulations if the purpose of the variation is solely for financial gain. The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that the following hardships are met:
 - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
 - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
 - c. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

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

Digitally signed by Chris Sharp
Date: 2024.05.23 11:38:30
-04'00'

Chris Sharp

5/23/24

Signature

Printed Name

Date

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

1. VARIANCE REQUESTED:

REDUCE THE DISTANCE BETWEEN BROKEN BACK CURVES FROM 150' TO 76.81' STATIONS 2+44.70 TO 3+21.51. (ROAD 'B')

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

The property is irregularly shaped and there are topographic constraints in areas. There is also an overhead electric easement that bisects the property.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

The property is irregularly shaped and there are topographic constraints in areas. There is also an overhead electric easement that bisects the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

The requested variance will not create a detrimental or hazard to the subdivision or neighboring properties.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Approve based on applicants justification SE

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

2. VARIANCE REQUESTED:

REDUCE THE DISTANCE BETWEEN REVERSE CURVES FROM 50' TO 36.29' BETWEEN STATIONS 1+64.44 TO 2+00.73. (ROAD 'B')

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

The property is irregularly shaped and there are topographic constraints in areas. There is also an overhead electric easement that bisects the property.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

The property is irregularly shaped and there are topographic constraints in areas. There is also an overhead electric easement that bisects the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

The requested variance will not create a detrimental or hazard to the subdivision or neighboring properties.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Approve based on applicants justification SE

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

Digitally signed by Chris Sharp
Date: 2024.04.24 16:53:16
-04'00'

Christopher Sharp

4/26/24

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 maximum centerline grade from 1% to 1.25% at the intersection of Road A and N. Wooddale Rd.

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the maximum centerline grade from 1% to 2% 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:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the centerline radius from 250' to 225' between stations 0+69.45 and 1+59.95 (Road A).

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

- ☐ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Mesana Investments, LLC

Applicant Name

Affiliation

4/29/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-SC-24-C / 6-F-24-DP

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

William Bell, Jr.

Owner Name (if different)

616 N Wooddale Rd Knoxville TN 37924

Owner Address

Owner Phone / Email

616 N WOODDALE RD

Property Address

61 057

Parcel ID

23.09 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

N Wooddale Rd north of N Ruggles Ferry Pike

General Location

☐ City

Commission District 8

PR (Planned Residential) up to 3 du/ac

Agriculture/Forestry/Vacant Land

☒ County

District

Zoning District

Existing Land Use

Planned Growth Area

Planning Sector

Land Use (City)/Place Type (County)

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) 70 single family lots			

SUBDIVISION REQUEST

616 North Wooddale Road	Related Rezoning File Number
Proposed Subdivision Name	
70	70
Unit / Phase Number	Total Number of Lots Created
<input checked="" type="checkbox"/> Split Parcels	
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)	

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Additional Information _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1	Total
\$3,200.00	

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.

Mesana Investments, LLC	4/29/2024
Applicant Signature	Date

Phone / Email _____

William Bell, Jr.	4/29/2024
Property Owner Signature	Date



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

Option Holder

Applicant Name

Affiliation

4/26/24

6/13/24

Date Filed

Meeting Date (if applicable)

File Number(s)

6-SC-24-C
6-F-24-DP

CORRESPONDENCE

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

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Chris Sharp

Urban Engineering, Inc.

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

William Bell, Jr.

616 N. Wooddale Road (37924)

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

616 N. Wooddale Road (37924)

061 057

Property Address

Parcel ID

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☒ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

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

Please Print

4/29/2024
Date

Phone Number

Email

William Bell

dotloop verified
04/29/24 9:32 AM EDT
BWU-PDNY-SWHP-TAX

William Bell

04/29/2024, SG

Property Owner Signature

Please Print

Date Paid



KNOXVILLE | KNOX COUNTY

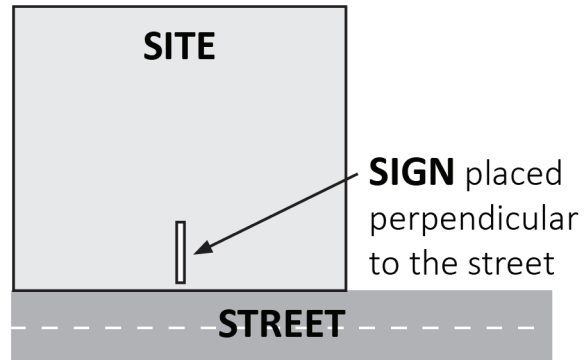
**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink:

[illegible]

If more space is needed, attach additional sheets.

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:

_____ **05/31/2024** _____ and _____ **06/14/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investmetns, LLC

Date: 04/29/2024

File Number: 6-SC-24-C & 6-F-24-DP



Sign posted by Staff



Sign posted by Applicant