



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 6-SF-24-C

AGENDA ITEM #: 37

6-J-24-DP

AGENDA DATE: 6/13/2024

► **SUBDIVISION:** NEALS LANDING

► **APPLICANT/DEVELOPER:** MESANA INVESTMENTS

OWNER(S): Scott Davis Mesana Investments, LLC

TAX IDENTIFICATION: 61 07001 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 241 NEALS LANDING RD

► **LOCATION:** Northern termini of Neals Landing Rd and Vista View Ln, east of Limelight Ln

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Sinking East Creek

► **APPROXIMATE ACREAGE:** 9.33 acres

► **ZONING:** PR (Planned Residential) 1-6 du/ac

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

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - PR (Planned Residential) 1-6 du/ac
South: Single family residential - PR (Planned Residential) 1-6 du/ac
East: Agriculture/forestry/vacant land, rural residential - A (Agriculture), RA (Low Density Residential)
West: Agriculture/forestry/vacant land - PR (Planned Residential) 1-6 du/ac

► **NUMBER OF LOTS:** 41

SURVEYOR/ENGINEER: Jason P. Siverling, P.E. Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Vista View Lane, a local street with a pavement width of 26 ft within a 50-ft right-of-way; and via Neals Landing Road, a local street with a pavement width of 26 ft within a 50-ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**
1. Reduce the minimum vertical curve K value from 25 to 23 on Vista View Lane at STA 116+25.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250 to 127 ft on Vista View Lane at Curve 'C5'.

STAFF RECOMMENDATION:

► Approve the requested variance to reduce the minimum vertical curve K value from 25 to 23 on Vista View Lane at STA 116+25, based on the following evidence of hardship presented by the applicant.

- a. This phase of the subdivision needs to be slightly higher than the prior phases to drain into the previously constructed detention basin properly. Reaching this higher elevation was done as quickly as possible along the proposed vertical alignment, resulting in a K value of 23 instead of 25.
- b. Shallow rock is a unique condition to the property encountered on this proposed roadway from approximately Station 117+00 through the end of the alignment. The lowered K value request results from trying to get the vertical alignment above the rock layer as quickly as possible.
- c. The granting of the variation will not be detrimental to public safety, health, or welfare because easements through the curves in question allow for adequate sight distance.

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

Approve the Concept Plan subject to 8 conditions.

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Implementation of all recommended improvements identified in the Transportation Impact Study for Neals Landing, Unit III, prepared by Ajax Engineering, dated September 21, 2018, as revised and approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), Knoxville Department of Engineering, and Planning Commission staff.
- 4) Obtaining all applicable permits from TDOT for the required intersection improvements on Asheville Highway as identified in the Transportation Impact Study (See condition 3 above). The intersection improvements must be completed and bonded per the requirements of Knox County Engineering and Public Works before any additional house lots can be platted in the Neals Landing Subdivision.
- 5) Providing a 250 ft sight distance easement through the lots inside curves C1 and C5 per the requirements of Knox County Engineering and Public Works. Any driveways located within the sight distance easement must have a depth of 20 ft beyond the sight distance easement.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to, the intersection spacing requirements of Article 3, Section 3.51.02.C. of the Knox County Zoning Ordinance.
- 7) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 8) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

► **Approve the development plan for a residential subdivision with up to 41 detached dwellings and reduction of the peripheral setback from 35 ft to 25 ft, subject to 1 condition.**

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

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

This proposal is a redesign of a portion of the previously approved Neals Landing, Unit 3 (7-SD-20-C / 7-D-20-UR), which had 141 house lots, and 1 lot for an existing business. This proposal reconfigures Vista View Lane and Road A and the 40 lots that front them and adds one lot (lot 143) to Neals Landing Road where Vista View Lane was previously proposed to connect. If this proposal is approved, Neals Landing, Unit 3, will be approved for up to 142 house lots and one non-residential lot (lot 142).

According to the 2020 concept plan, Unit 3 is 25.1 acres. There is a final plat on the current agenda for a portion of Unit 3 that includes the non-residential lot (lot 142) at the corner of Neals Landing Road and Limelight Lane, which is 0.85 acres. The acreage dedicated to the non-residential use cannot be counted towards the allowed residential density. The gross density of Unit 3, excluding lot 142, is 5.85 du/ac.

VARIANCES AND ALTERNATIVE DESIGN STANDARDS

The reduction of the vertical curve from K=25 to K=23 is supported by staff because of the justification stated by the applicant. In addition, the proposed vertical curve meets the minimum standards of AASHTO for crest vertical curves on a 25 MPH street (K=12), and the minimum crest vertical needed to maintain 250 ft of continuous sight distance (K=20).

The reduction of the horizontal curve in Vista View Lane, from 250 ft to 127 ft, requires a 250 ft sight distance

easement through lot 81. The driveway for lot 81 must be from Road A to eliminate the risk of vehicles backing into the road with limited visibility.

TRANSPORTATION IMPACT STUDY (TIS)

The transportation impact study submitted with the original Neals Landing, Unit 3 concept plan in 2018 (10-SC-18-C / 10-C-18-UR) concluded that the Asheville Highway eastbound left turn lane had to be extended due to this project. The turn lane extension must be completed or bonded before additional lots in Neals Landing, Unit 3, can be certified and recorded.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 6 du/ac.

A) The PR zone allows detached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B) The proposed density is 5.85 du/ac.

C) The applicant is requesting a peripheral setback reduction to 25 ft, which is consistent with the previous approval for the subdivision.

D) The zoning ordinance requires a 50 ft separation for driveways at the intersection of two local streets. During the design plan phase, the corner lots will be evaluated to confirm compliance with this standard.

2) COMPREHENSIVE PLAN – SR (SUBURBAN RESIDENTIAL) PLACE TYPE

A) Single family (detached) residential subdivisions are considered a primary use in the SR (Suburban Residential) place type, and the proposal is consistent with the intent of providing a range of lot sizes, is located within bikeable proximity to neighborhood commercial areas, makes street connections, and is accessed from an arterial street.

C) The proposal conforms with the form attributes of the SR place type, which recommends building heights of 1-2 stories, front setbacks of 20-30 ft, and limiting new dead-end streets.

3) COMPREHENSIVE PLAN – POLICIES

A) The subdivision connects the existing Vista View Lane stub-out, and Road A connects Neals Landing Road and Vista View Lane. This is consistent with Policies 11.2 and 14, which recommend limiting cul-de-sacs (dead-end streets) to provide greater connectivity and redundancy in the travel network rather than a single point.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A) The requested proposed density of 5.85 du/ac is consistent with the subject property's location within the Urban Growth Boundary of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

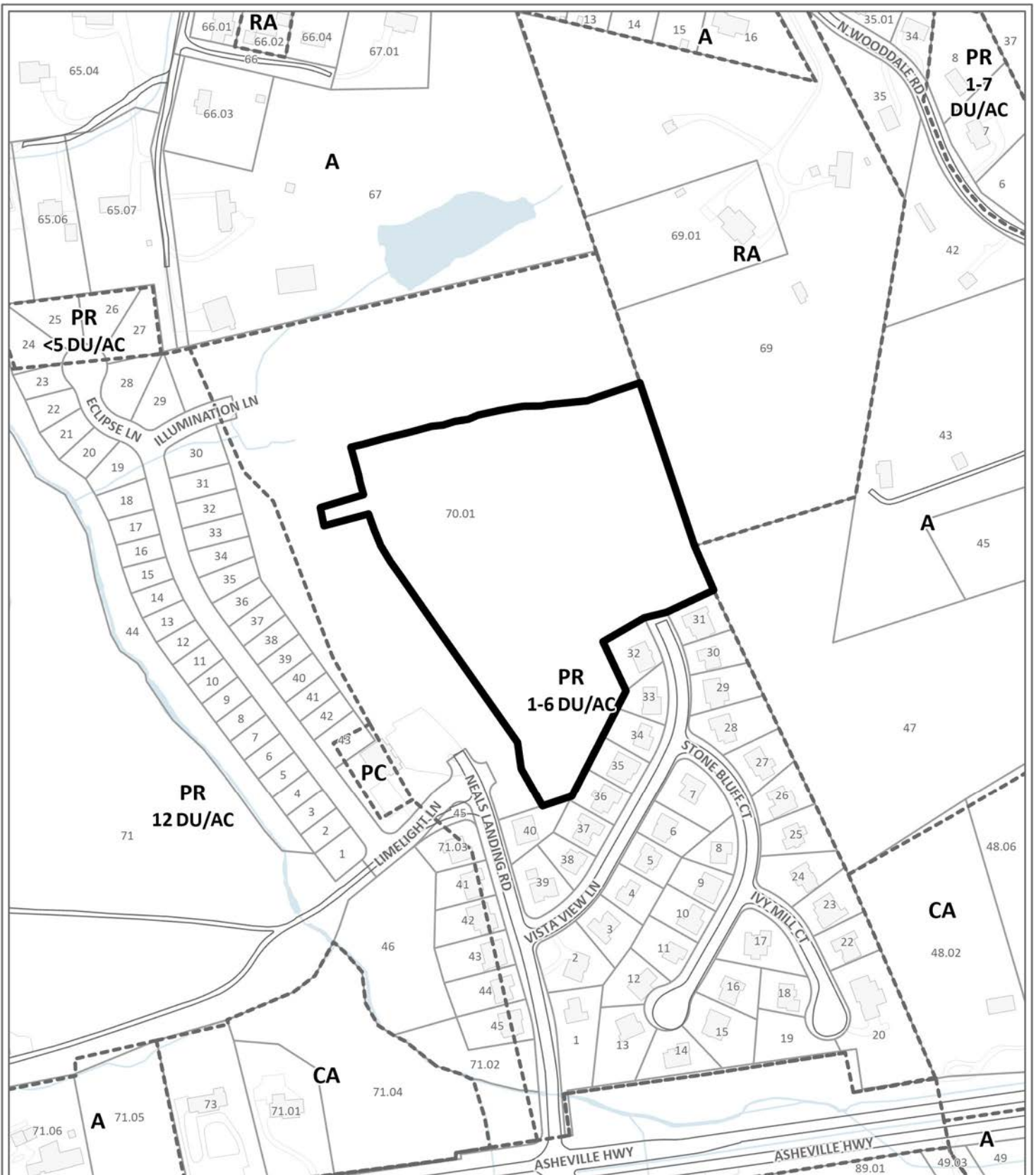
ESTIMATED STUDENT YIELD: 9 (public school children, grades K-12)

Schools affected by this proposal: Sunnyside 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).



CONCEPT PLAN / DEVELOPMENT PLAN

6-SF-24-C / 6-J-24-DP

Petitioner: Mesana Investments



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 5/8/2024

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

Map No: 61

Jurisdiction: County

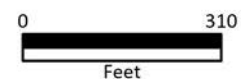
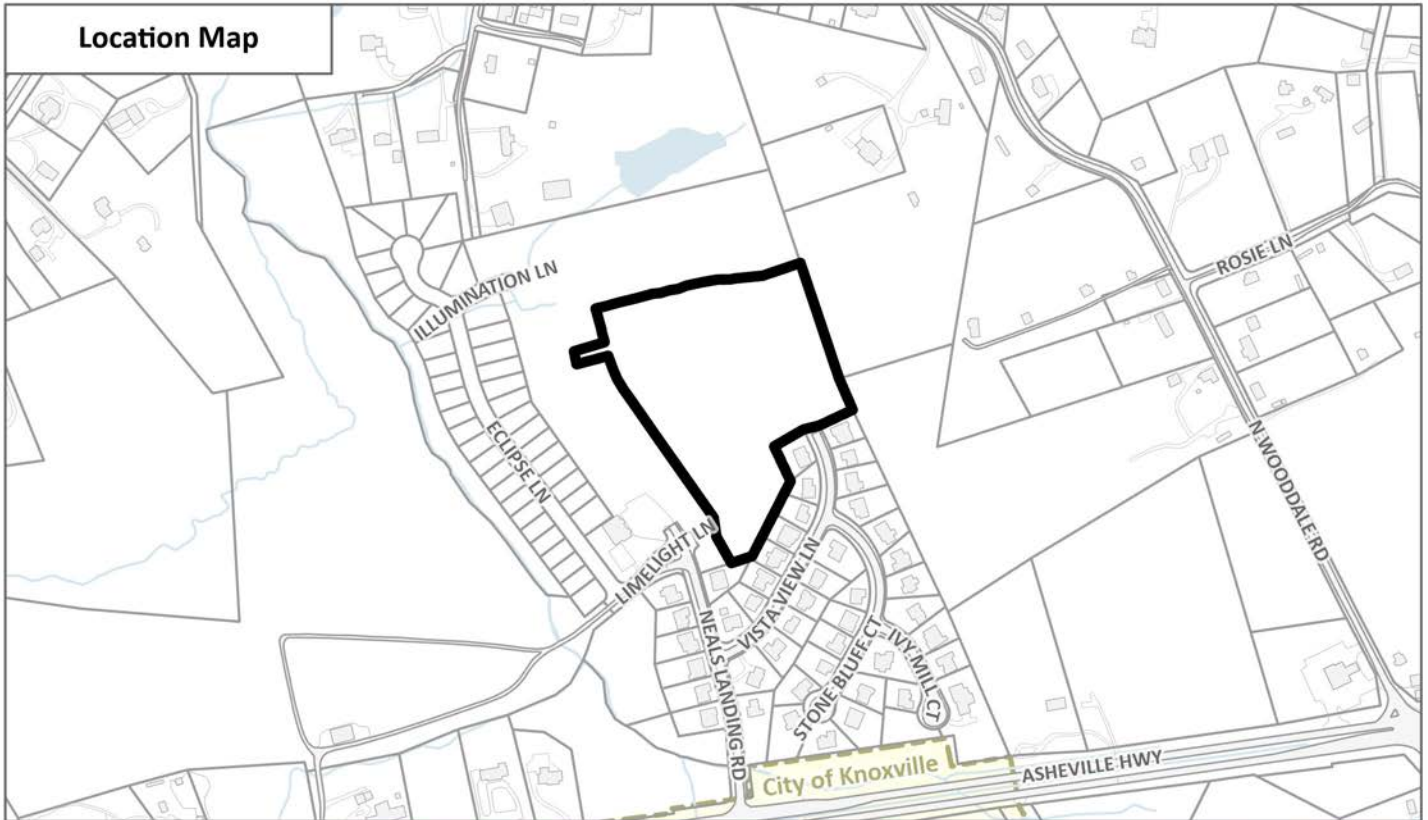


Exhibit A. Contextual Images

Location Map



Aerial Map

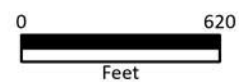


CONTEXTUAL MAPS 1

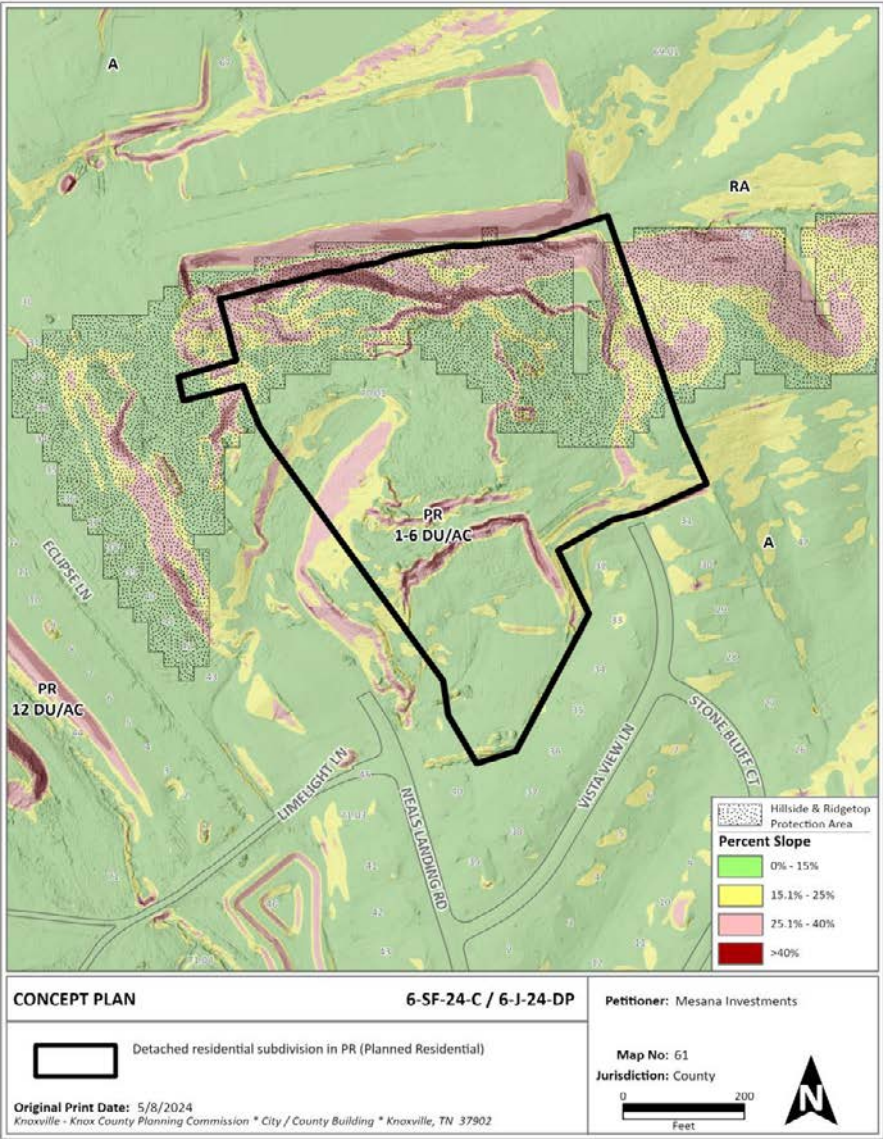
6-SF-24-C / 6-J-24-DP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	9.4		
Non-Hillside	5.8	N/A	
0-15% Slope	1.7	100%	1.68
15-25% Slope	0.8	50%	0.42
25-40% Slope	0.8	20%	0.16
Greater than 40% Slope	0.3	10%	0.03
Ridgetops			
Hillside Protection (HP) Area	3.6	Recommended disturbance budget within HP Area (acres)	2.29
		Percent of HP Area	63.0%

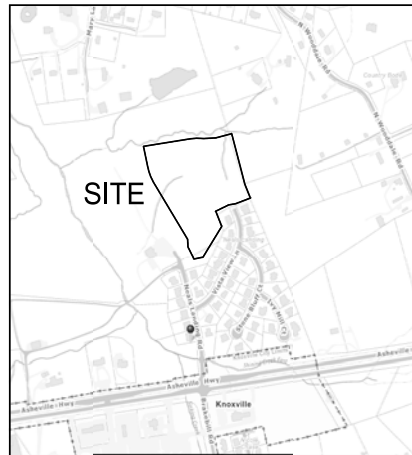


CONCEPT PLAN
NEALS LANDING - UNIT 3
241 NEALS LANDING ROAD, KNOXVILLE, TN
DISTRICT NO. 8
SECTOR PLAN: EAST COUNTY

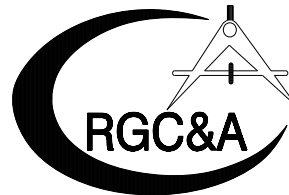
CLT: 61
PARCEL: 061 07001
PART OF PARCEL: 061 071

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5956
FAX: (865) 947-7556

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



LOCATION MAP



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

Certification of Concept Plan.
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 all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: James P. Siverly
Tennessee Certificate No. 109034

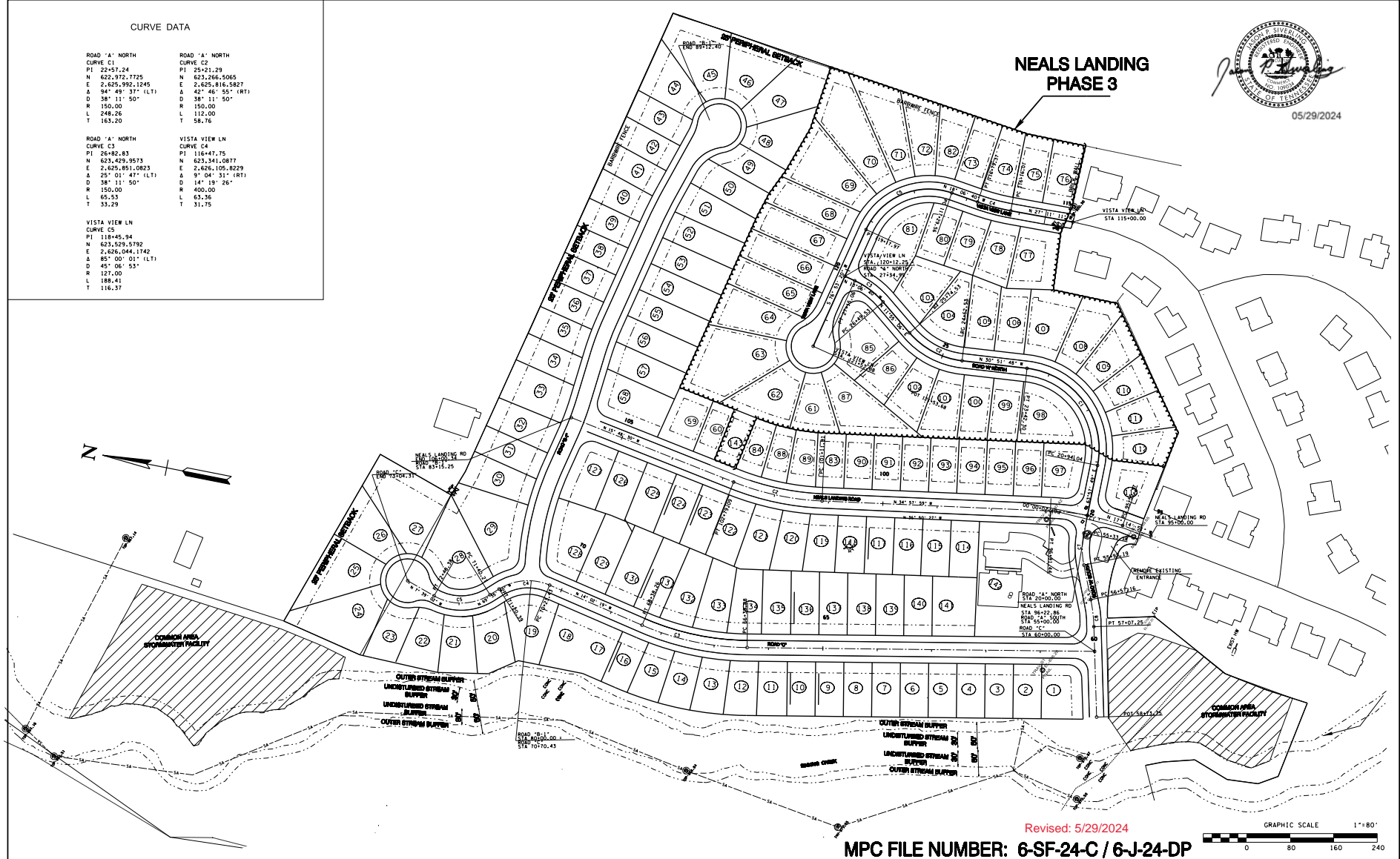


Revised: 5/29/2024

MPC FILE NUMBER: 6-SF-24-C / 6-J-24-DP
(ORIGINAL MPC FILE NUMBER: 7-SD-20-C / 7-D-20-UR)

CURVE DATA

ROAD "A" NORTH	ROAD "A" NORTH
CURVE C1	CURVE C2
PI 22+57.24	PI 25+21.29
N 622.972.7725	N 623.266.5065
E 2.625.992.1245	E 2.625.816.5827
Δ 94° 49' 37" (LT)	Δ 42° 46' 55" (RT)
D 38° 11' 50"	D 38° 11' 50"
R 150.00	R 150.00
L 248.26	L 112.00
T 163.20	T 58.76
ROAD "A" NORTH	VISTA VIEW LN
CURVE C3	CURVE C4
PI 26+82.83	PI 118+47.75
N 623.429.9573	N 623.341.0871
E 2.625.851.0823	E 2.625.105.8229
Δ 25° 01' 47" (LT)	Δ 9° 04' 31" (RT)
D 38° 11' 50"	D 14° 19' 26"
R 150.00	R 400.00
L 65.53	L 63.36
T 33.29	T 31.75
VISTA VIEW LN	
CURVE C5	
PI 118+45.94	
N 623.529.5782	
E 2.626.044.1742	
Δ 85° 00' 01" (LT)	
D 45° 06' 53"	
R 127.00	
L 188.41	
T 116.37	



NO.	DATE	DESCRIPTION	BY	CHKD.

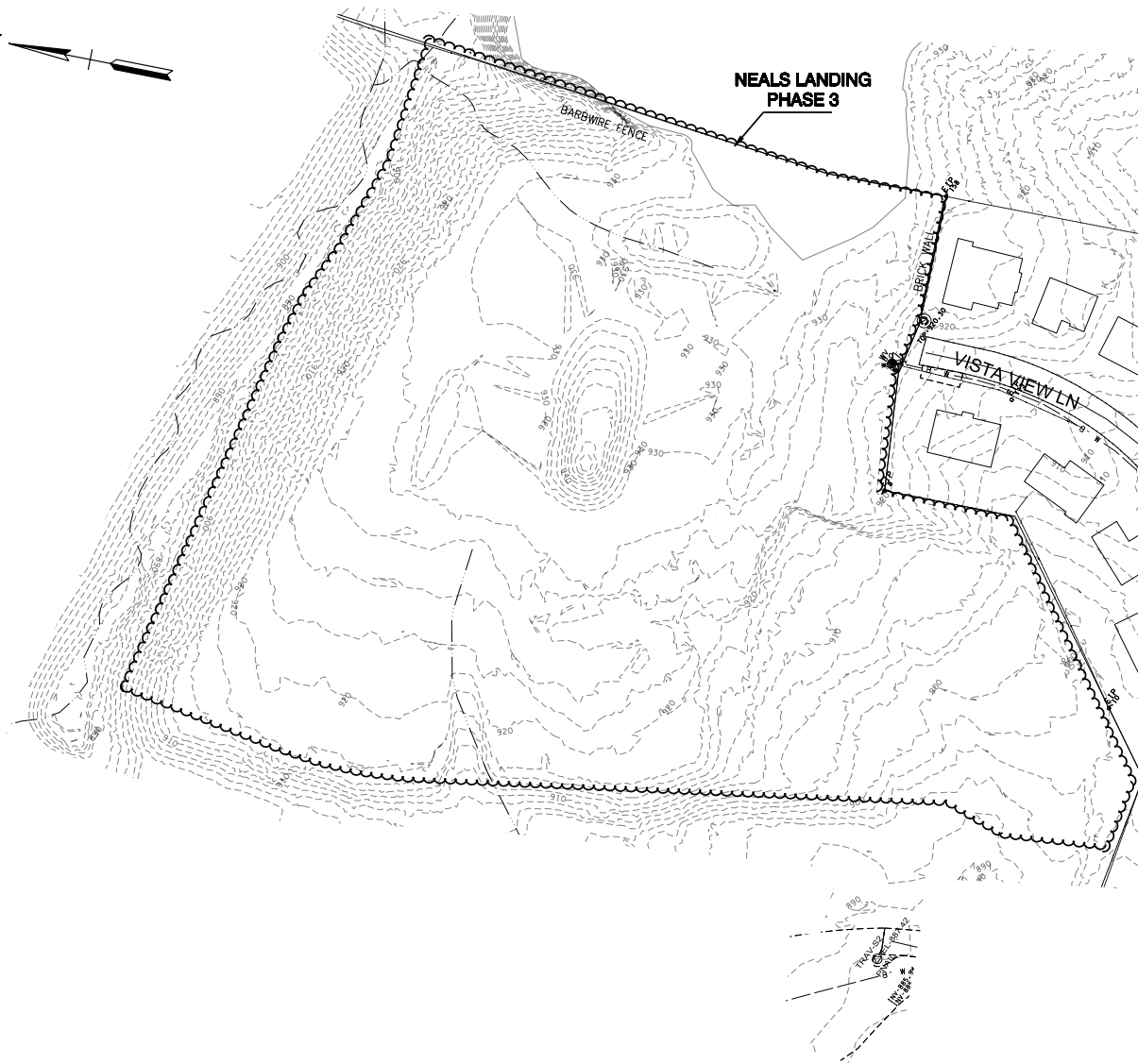


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

NEALS LANDING - UNIT 3

OVERALL SITE LAYOUT

DESIGNED BY JPS	CHECKED BY RGC	SCALE 1" = 80'	SHEET TWO NO. 2
DRAWN BY JPS	DATE 04-26-24	FILE NO. 18147	OF EIGHT SHEETS



LEGEND

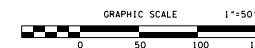
- EIP IRON PIN FOUND
- PIPE ● PIPE FOUND
- W.M. WATER METER
- MANHOLE
- W.V. WATER VALVE
- ⊗ FIRE HYDRANT
- ⊕ P/T/C POWER/TELEPHONE/CABLE
- LIGHT POLE

Revised: 5/29/2024

MPC FILE NUMBER: 6-SF-24-C / 6-J-24-DP



05/29/2024



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

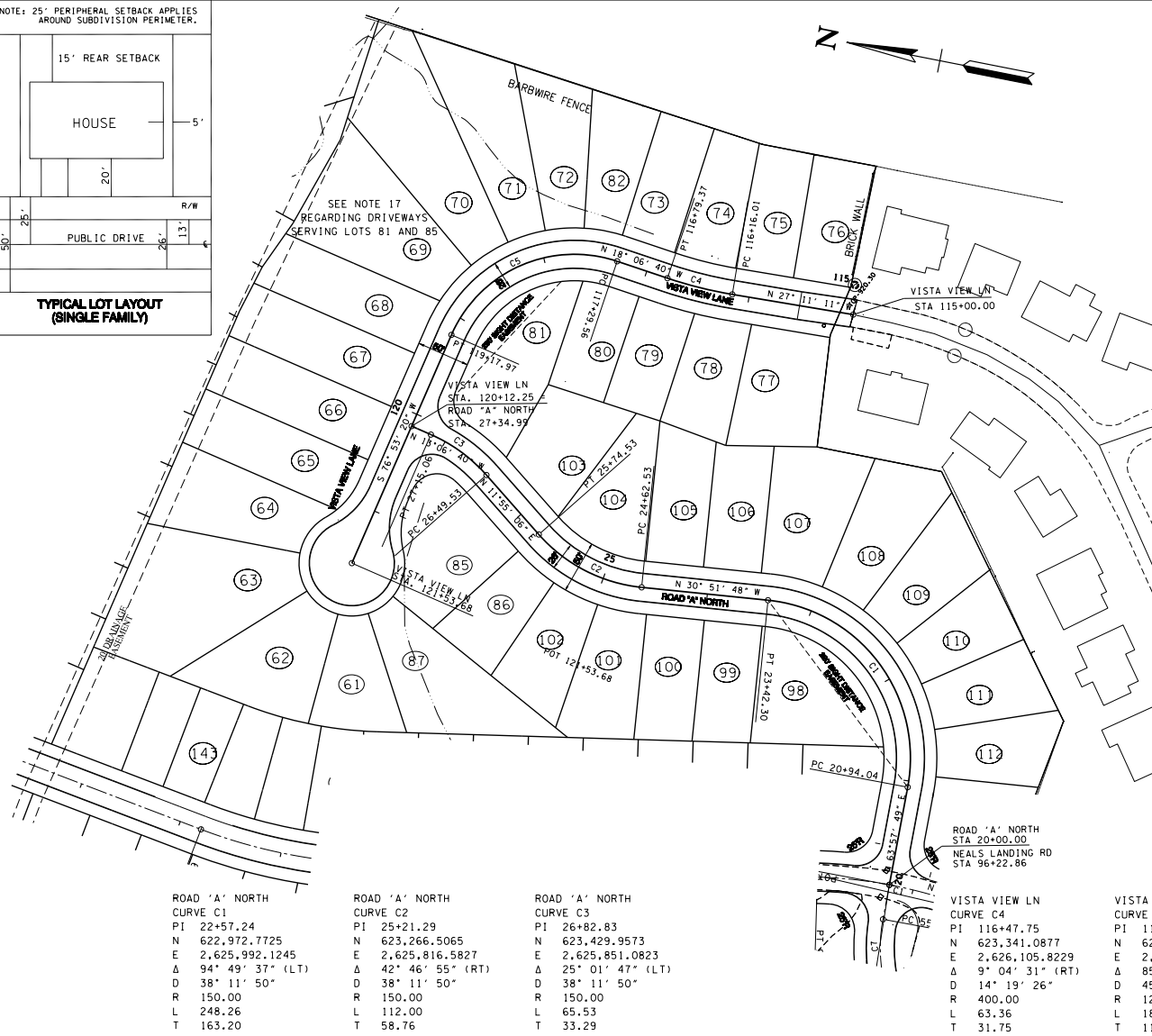
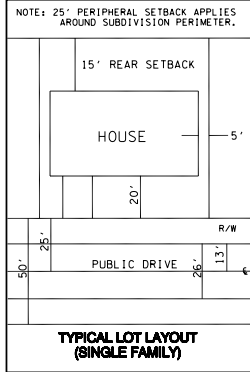


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

NEALS LANDING - UNIT 3

EXISTING CONDITIONS

DESIGNED BY JPS	CHECKED BY RGC	SCALE 1" = 50'	SHEET THREE NO. 3
DRAWN BY JPS	DATE 04-26-24	FILE NO. 18147	OF EIGHT SHEETS



- NOTES:
- EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION, REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
 - EXISTING CONTOURS BASED ON KGIS PROVIDED BY LYNCH SURVEYS.
 - LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
 - APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
 - APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 - ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
 - LANDSCAPING SHALL COMPLY WITH ALL ASPECTS OF THE KNOX COUNTY ENGINEERING, TREE PROTECTION ORDINANCE.
 - PRIOR TO LAND DISTURBANCE, A SITE DEVELOPMENT PERMIT TO BE OBTAINED FROM KNOX COUNTY. ADDITIONAL ENGINEERING ANALYSIS AND OTHER DOCUMENTS WILL BE REQUIRED FOR ISSUANCE OF THE SITE PERMIT. ADDITIONAL STORMWATER EASEMENTS AND FACILITIES MAY BE REQUIRED.
 - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - ROADWAYS TO BE PUBLIC RIGHT OF WAYS.
 - EASEMENTS FOR SWALES AND STORMWATER PIPES AS PART OF SITE DEVELOPMENT PLAN AND FINAL PLATTING.
 - SINGAGE SHALL BE PLACED BASED ON 25 MPH DESIGN SPEED.
 - LOCATIONS OF MAIL KIOSKS TO BE APPROVED BY THE U.S. POSTAL SERVICE.
 - MAXIMUM DRIVEWAY WIDTH TO BE 18 FEET.
 - DRIVEWAYS FOR LOTS 81 AND 85 NEED TO BE AT LEAST 50' AWAY FROM THE INTERSECTION OF VISTA VIEW LANE AND ROAD 'A' NORTH.

ENGINEER:
ROBERT G. CAMPBELL
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DEVELOPER:
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(865) 693-3356

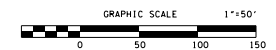
CLT MAP: 61
PARTIAL: 061 07001
PART OF PARCEL: 061 071
DISTRICT 8
TOTAL AREA: 9.33 ACRES
NUMBER OF LOTS: 41
PROPERTY ZONED: PR (PLANNING RESIDENTIAL)

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(ORIGINAL MPC FILE NUMBER: 7-SD-20-C / 7-D-20-UR)

Revised: 5/29/2024



05/29/2024



NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

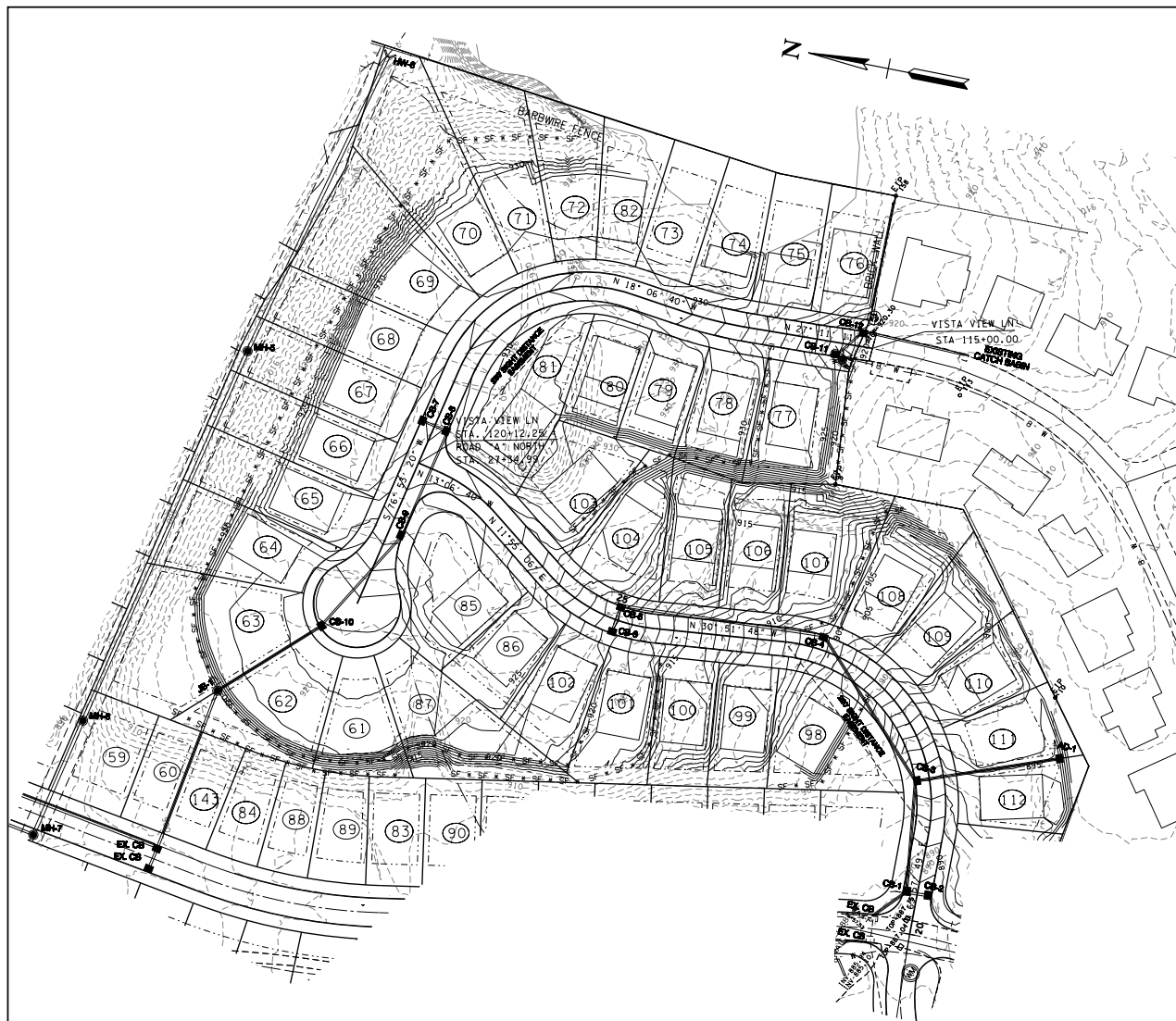


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

NEALS LANDING - UNIT 3

SITE LAYOUT

DESIGNED BY JPS	CHECKED BY RGC	SCALE 1" = 50'	SHEET FOUR NO. 4
DRAWN BY JPS	DATE 04-26-24	FILE NO. 18147	OF EIGHT SHEETS



- NOTES:
- 1) EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
 - 2) EXISTING CONTOURS BASED ON KGIS PROVIDED BY LYNCH SURVEYS.
 - 3) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
 - 4) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
 - 5) APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
 - 6) APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 - 7) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - 8) A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
 - 9) LANDSCAPING SHALL COMPLY WITH ALL ASPECTS OF THE KNOX COUNTY ENGINEERING, TREE PROTECTION ORDINANCE.
 - 10) PRIOR TO LAND DISTURBANCE, A SITE DEVELOPMENT PERMIT TO BE OBTAINED FROM KNOX COUNTY. ADDITIONAL ENGINEERING ANALYSIS, AND OTHER DOCUMENTS WILL BE REQUIRED FOR ISSUANCE OF THE SITE PERMIT. ADDITIONAL STORMWATER EASEMENTS AND FACILITIES MAY BE REQUIRED.
 - 11) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - 12) ROADWAYS TO BE PUBLIC RIGHT OF WAYS.
 - 13) EASEMENTS TO BE PROVIDED FOR SHALES AND STORMWATER PIPES AS PART OF SITE DEVELOPMENT PLAN AND FINAL PLATING.
 - 14) SINGAGE SHALL BE PLACED BASED ON 25 MPH DESIGN SPEED.
 - 15) LOCATIONS OF MAIL KIOSKS TO BE APPROVED BY THE U.S. POSTAL SERVICE.
 - 16) MAXIMUM DRIVEWAY WIDTH TO BE 18 FEET.

LEGEND

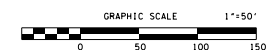
- PROPOSED SIDEWALK
- PROPOSED STORMDRAIN
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL
- EXISTING ROADS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- EXISTING TREE LINE

MPC FILE NUMBER: 6-SF-24-C / 6-J-24-DP

Revised: 5/29/2024



05/29/2024



NO.	DATE	DESCRIPTION	BY	CKD.

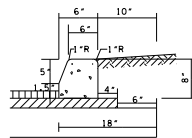


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

NEALS LANDING - UNIT 3

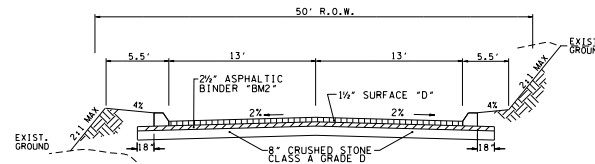
GRADING AND DRAINAGE LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET
JPS	RGC	1" = 50'	FIVE
DRAWN BY	DATE	FILE NO.	NO.
JPS	04-26-24	18147	5
			OF EIGHT SHEETS



STANDARD DETAIL OF EXTRUDED CURB

NOTE: INSTALL CONTRACTION JOINTS AT MAXIMUM SPACING OF 10 FEET.
INSTALL EXPANSION JOINTS AT MAXIMUM SPACING OF 25 FEET.



TYPICAL 2 LANE STREET

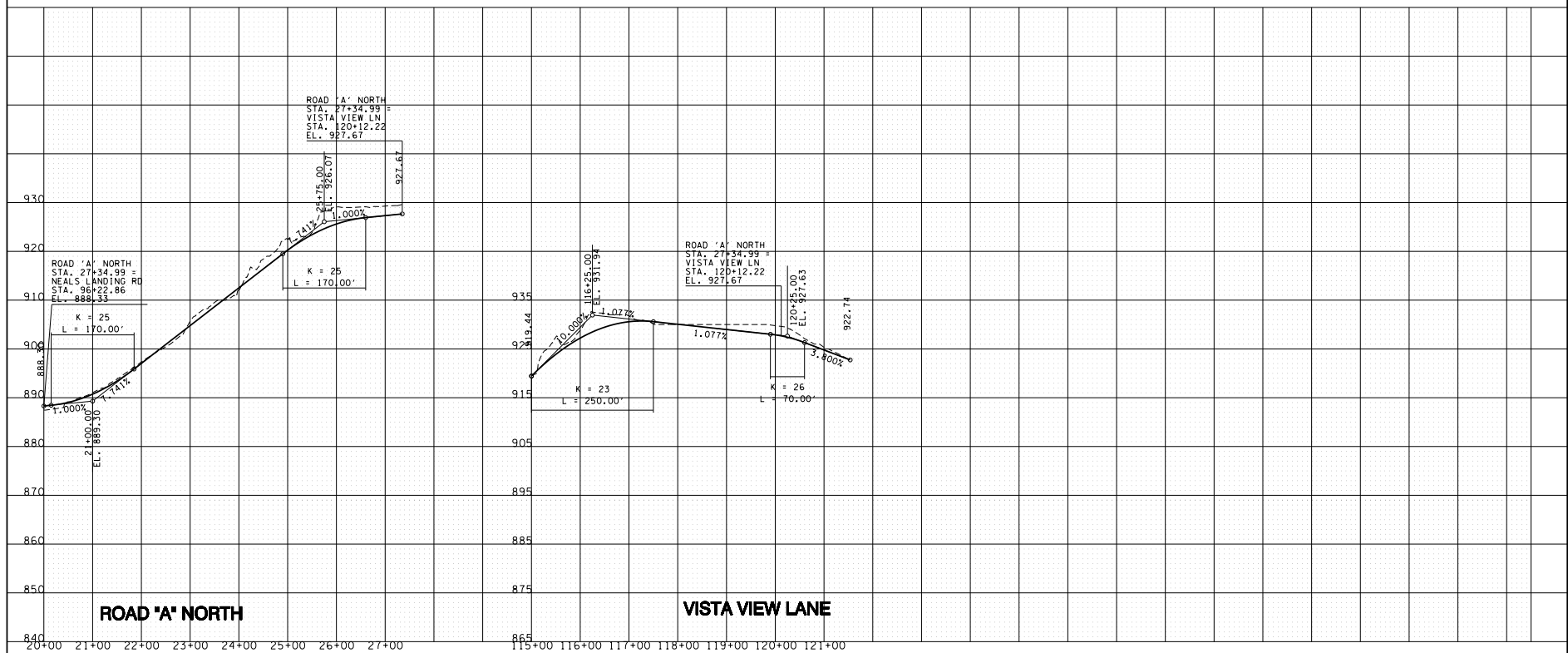
BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT, NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

Revised: 5/29/2024
MPC FILE NUMBER: 6-SF-24-C/6-J-24-DP



05/25/2024



ROAD 'A' NORTH STA. 27+34.99 = NEALS LANDING RD STA. 98+22.86 EL. 888.33 K = 25 L = 170.00' STA. 27+34.99 = VISTA VIEW LN STA. 120+12.22 EL. 927.67 K = 25 L = 170.00'			VISTA VIEW LANE STA. 27+34.99 = VISTA VIEW LN STA. 120+12.22 EL. 927.67 K = 23 L = 250.00' K = 26 L = 70.00' STA. 120+45.00 EL. 927.63 STA. 120+45.00 EL. 922.74		
NO.	DATE	DESCRIPTION	BY	CKD.	
REVISIONS					

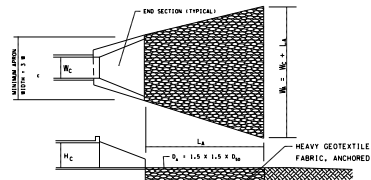


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

NEALS LANDING - UNIT 3

ROAD PROFILES

DESIGNED BY JFB	CHECKED BY RBO	SCALE 1"=100' HORIZ. 1"=10' VERT.	SHEET SIX NO. 6
DRAWN BY JFB	DATE 04-29-24	FILE NO. 18147	OF EIGHT SHEETS

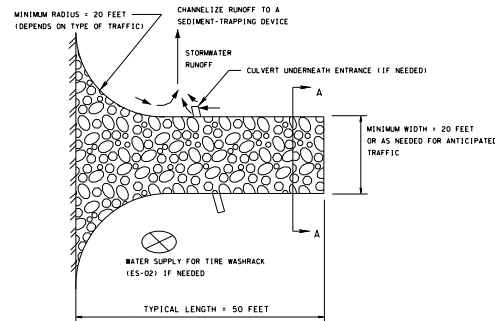
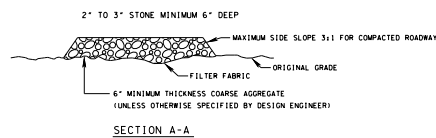


TAILWATER < 0.5 H_c AND ASSUMING FULL CULVERT FLOW (LOW TAILWATER CONDITIONS)

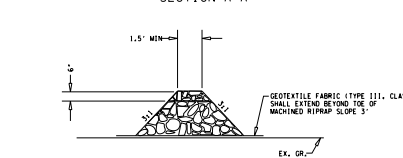
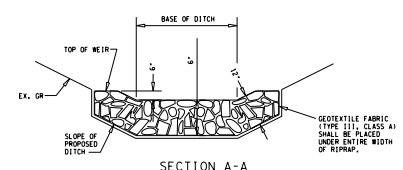
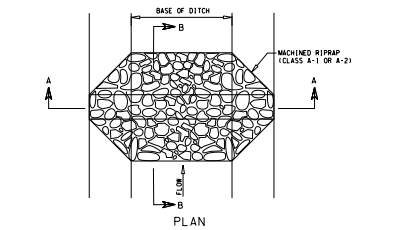
L₄ 8'
H_c 6'
L₅ 8'
L₆ 6'
L₇ 12"

H_c = HEIGHT OF CULVERT
H_c = WIDTH OF CULVERT
L₄ = LENGTH OF RIPRAP APRON
L₅ = WIDTH OF RIPRAP APRON AT END
L₆ = MEDIAN RIPRAP SIZE (TABLE E3-25-1)
L₇ = MAXIMUM SIZE OF RIPRAP = 1.5 D₅₀
L₈ = DEPTH OF RIPRAP APRON = 1.5 D_{max}

RIPRAP OUTLET PROTECTION



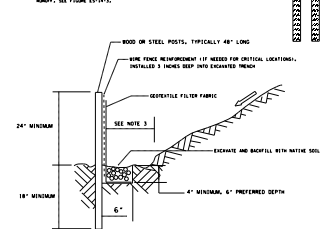
CONSTRUCTION EXIT DETAIL



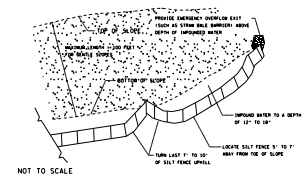
ROCK DAM DETAIL

NOTES:

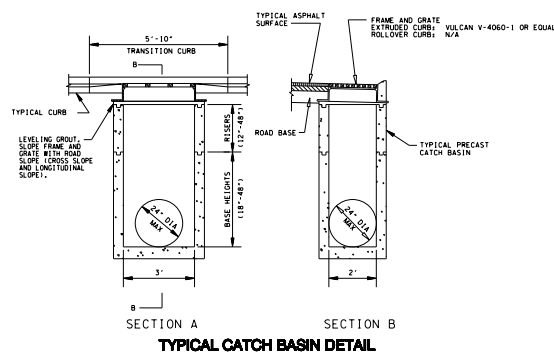
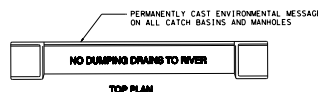
- POST SPACING SHALL BE 8 FEET MAXIMUM FOR TYPICAL APPLICATIONS AT THE BOTTOM OF SLOPE OR ALONG SITE PERIMETER.
- POST SPACING SHALL BE 4 FEET MAXIMUM AT THE BOTTOM OF STEEP SLOPES. POST SPACING SHALL BE 4 FEET MAXIMUM BETWEEN A DITCHES CHANNELS.
- PLACE SILT FENCE AT LEAST 5 TO 7 FEET AWAY FROM STEEP OR LONG SLOPES TO IMPROVE STORMWATER HANDOFF. SEE FIGURE E3-14-15.



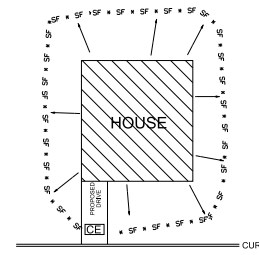
TYPICAL SILT FENCE INSTALLATION



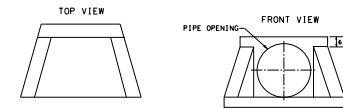
SILT FENCE (BELOW A STEEP OR LONG SLOPE)



TYPICAL CATCH BASIN DETAIL



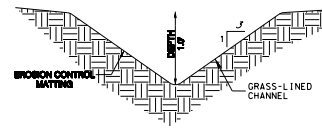
TYPICAL BUILDING



NOTES:

- MINIMUM REINFORCING WIRE REINFORCEMENT 4 x 4 W7 x W7
- SHERMAN DIXIE PRECAST HEADWALL, DRAWING ET-001 OR EQUAL

ENDWALL DETAIL



ON SITE DIVERSION TYPICAL DETAIL

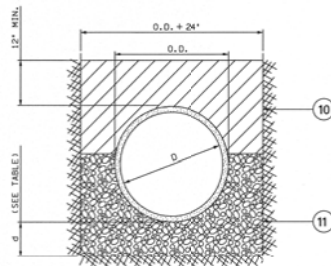
MPC FILE NUMBER: 6-SF-24-C / 6-J-24-DP

Revised: 5/29/2024

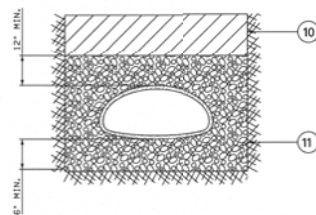


05/29/2024

NO SCALE				ROBERT G. CAMPBELL & ASSOC., L.P.		NEALS LANDING		DETAILS		DESIGNED BY JPS		CHECKED BY RGC		SCALE NO SCALE		SHEET SEVEN	
NO. DATE DESCRIPTION BY CKD.				CONSULTING ENGINEERS		SITE DEVELOPMENT PLAN				DRAWN BY JPS		DATE 04-26-24		FILE NO. 18147		NO. 7	
REVISIONS				KNOXVILLE, TENNESSEE												OF EIGHT SHEETS	



CLASS B

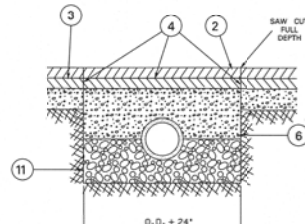


CLASS B

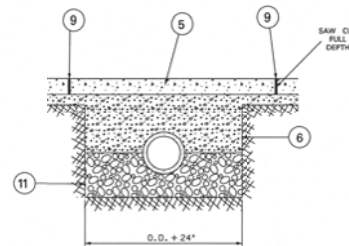
TRENCH BEDDING

D	G (MIN.)
27" AND SMALLER	3"
38" TO 68"	4"
66" AND LARGER	6"

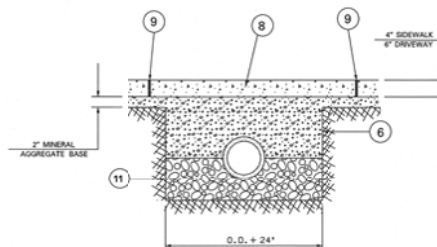
DEPTH OF BEDDING MATERIAL BELOW PIPE



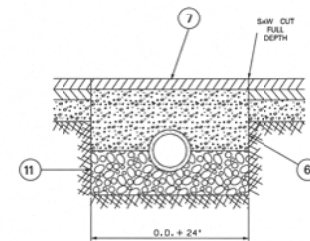
ASPHALT STREET REPAIR



CONCRETE STREET REPAIR



CONCRETE SIDEWALK / DRIVEWAY REPAIR



TEMPORARY ASPHALT STREET REPAIR

NOTES:

- ALL SECTIONS NOTED BELOW REFERENCE THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
- ASPHALTIC CONCRETE SURFACE, GRADING D, SECTION 10.0. MATCH EXISTING DEPTH OR MINIMUM THICKNESS OF ONE AND ONE-HALF (1.5) INCHES.
- BITUMINOUS PLANT MIX BASE, GRADING B, B-M, OR C, SECTION 9.0. MATCH EXISTING DEPTH OR MINIMUM THICKNESS OF TWO AND ONE-HALF (2.5) INCHES. THE ENTIRE FOUR (4) INCH MINIMUM DEPTH MAY BE ASPHALTIC CONCRETE SURFACE GRADING D, BUT SHALL BE COMPACTED IN TWO LIFTS.
- TACK COAT, SECTION 7.0.
- PORTLAND CEMENT CONCRETE PAVEMENT, SECTION 11.0. JOINTS SHALL BE DOWELED AS DETAILED IN SECTION 11.0.
- MINERAL AGGREGATE BASE, CLASS A AGGREGATE GRADING D, SECTION 5.0. COMPACTED IN SIX (6) INCH LIFTS TO 95% OF THE STANDARD PROCTOR DENSITY AT 2% LESS THAN OPTIMUM MOISTURE CONTENT AS DETERMINED BY AASHTO T99, METHOD D, APPROXIMATELY 140 PCF FOR LIMESTONE.
- WHEN A TEMPORARY ASPHALT PATCH IS USED, IT SHALL BE PLACED IMMEDIATELY AFTER THE MINERAL AGGREGATE BACKFILL. ALL TEMPORARY REPAIRS MUST BE REPLACED PERMANENTLY WITHIN 90 DAYS.
- CONCRETE SIDEWALKS, DRIVEWAYS, AND MEDIAN STRIP, SECTION 13.0.
- LIMITS OF REMOVAL SHALL BE FROM THE NEAREST EXPANSION OR CONTRACTION JOINT.
- COMPACTED BACKFILL SHALL BE IN ACCORDANCE WITH SECTION 20.0. BACKFILL MATERIAL IN THE ROADWAY OR WITHIN FIVE (5) FEET OF THE ROADWAY, UNDER CURBS, GUTTERS, AND SIDEWALKS SHALL MEET THE REQUIREMENTS OF SECTION 5.0 (MINERAL AGGREGATE BASE).
- BEDDING MATERIAL, GRADING SIZE NO. 57 OR NO. 67, SHALL BE IN ACCORDANCE WITH SECTION 20.0.
- EXISTING CONCRETE STREETS THAT HAVE BEEN OVERLAID WITH ASPHALT SHALL BE REPAIRED WITH ASPHALT. THE DEPTH OF THE ASPHALT REPLACING THE CONCRETE SHALL BE INCREASED 50% PLUS ANY OVERLAY. THEN, THE TOTAL DEPTH SHALL BE 1.5 TIMES THE CONCRETE THICKNESS PLUS THE ASPHALT OVERLAY THICKNESS.

Revised: 5/29/2024

MPC FILE NUMBER: 6-SF-24-C / 6-J-24-DP



05/29/2024

NO SCALE			
NO.	DATE	DESCRIPTION	BY
		REVISIONS	CKD



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

NEALS LANDING - UNIT 3

STANDARD DETAIL FOR
PIPE BEDDING AND BACKFILL

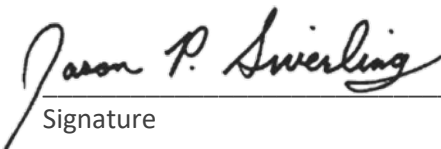
DESIGNED BY GMT	CHECKED BY RGC	SCALE NO SCALE	SHEET EIGHT NO. 8
DRAWN BY JPS	DATE 04-26-24	FILE NO. 18147	OF EIGHT SHEETS

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.



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:

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:

- 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.

- 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.

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

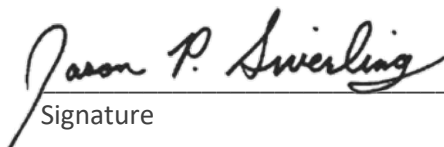
Section 3.04.H.3 – Intersection grade, all streets

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.



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:

Approval required by: Planning Commission ☐ Engineering ☐

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

Engineering Comments:

Approve since no unsafe conditions are created. SE

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

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

Engineering Comments:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

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

Engineering Comments:



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

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

Mesana Investments

Applicant Name

Affiliation

4/30/2024

6/13/2024

6-SF-24-C / 6-J-24-DP

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

Jason P. Siverling, P.E. Robert G. Campbell and Associates

Name / Company

7523 Taggart Ln Knoxville TN 37938

Address

865-947-5996 / jsiverling@rgc-a.com

Phone / Email

CURRENT PROPERTY INFO

Scott Davis Mesana Investments, LLC

1920 Ebenezer Rd Knoxville TN 37922

865-693-3356 / swd444@gmail.

Owner Name (if different)

Owner Address

Owner Phone / Email

241 NEALS LANDING RD

Property Address

61 070 01 (part of)

9.33 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northern termini of Neals Landing Rd and Vista View Ln, east of Limelight Ln

General Location

☐ City Commission District 8 PR (Planned Residential) up to 6 du/ac

Agriculture/Forestry/Vacant Land

☒ County District Zoning District

Existing Land Use

Urban Growth Area (Outside City Limits)

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) Detached residential subdivision			

SUBDIVISION REQUEST

Neals Landing	Related Rezoning File Number
Proposed Subdivision Name	
Unit 3	41
Unit / Phase Number	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

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

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
\$1,575.00	
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	4/30/2024
Applicant Signature	Please Print	Date

Phone / Email

	Scott Davis Mesana Investments, LLC	4/30/2024
Property Owner Signature	Please Print	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 - Scott Davis		Option Holder
Applicant Name		Affiliation
April 29, 2024	June 13, 2024	File Number(s)
Date Filed	Meeting Date (if applicable)	

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

<input type="checkbox"/> Applicant	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Option Holder	<input type="checkbox"/> Project Surveyor	<input checked="" type="checkbox"/> Engineer	<input type="checkbox"/> Architect/Landscape Architect
Jason P. Siverling, P.E.		Robert G. Campbell and Associates			
Name		Company			
7523 Taggart Lane		Knoxville	TN	37938	
Address		City	State	ZIP	
(865) 947-5996		jsiverling@rgc-a.com			
Phone		Email			

CURRENT PROPERTY INFO

Mesana Investment	1920 Ebenezer Road	(865)693-3356
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
241 Neals Landing Road	Part of 061 070	
Property Address	Parcel ID	
KUB	KUB	No
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location		Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County	District	Zoning District
Planning Sector		Existing Land Use
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) Detached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST

Neals Landing

Proposed Subdivision Name

3

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

40

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1

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

Scott Davis

Applicant Signature

Mesana Investments - Scott Davis

Please Print

April 29, 2024

Date

865-693-3356

Phone Number

swd444@gmail.com

Email

Scott Davis

Property Owner Signature

Mesana Investments - Scott Davis

Please Print

Date Paid

SUBDIVISION - CONCEPT

Name of Applicant: MESANA INVESTMENTSDate Filed: April 29, 2024Meeting Date: June 13, 2024

Application Accepted by: _____

Fee Amount: _____ File Number: Subdivision - Concept 10-SC-18-CFee Amount: _____ Related File Number: Development Plan 10-C-18-UR

PROPERTY INFORMATION

Subdivision Name: NEALS LANDING SUBDIVISIONUnit/Phase Number: 3General Location: 241 NEALS LANDING ROAD
OFF ASHVILLE HIGHWAY, KNOXVILLE, TNTract Size: 9.33 acres No. of Lots: 40Zoning District: PR (PLANNED RESIDENTIAL)Existing Land Use: Partial developed subdivisionPlanning Sector: EAST COUNTY

Growth Policy Plan Designation: _____

Census Tract: 53.01Traffic Zone: 133Parcel ID Number(s): 061 070Jurisdiction: ☒ City Council S8 District
☐ County Commission _____ District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUBWater KUBElectricity KUBGas KUB

Telephone _____

TRAFFIC IMPACT STUDY REQUIRED

☒ No ☐ Yes

USE ON REVIEW ☐ No ☒ Yes

Approval Requested:

☒ Development Plans in Planned District or Zone☐ Other (be specific): _____

VARIANCE(S) REQUESTED

☒ No ☐ Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: SCOTT DAVISCompany: MESANA INVESTMENTSAddress: 1920 EBENEZER ROADCity: KNOXVILLE State: TN Zip: 37922Telephone: (865) 693-3356

Fax: _____

E-mail: swd444@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Jason Siverling, PECompany: Robert G. Campbell & Associates, LPAddress: 7523 Taggart LaneCity: Knoxville State: TN Zip: 37938Telephone: (865) 947-5996Fax: (865) 947-7556E-mail: jsiverling@rgc-a.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: Jason SiverlingCompany: Robert Campbell & AssociatesAddress: 7523 Taggart LaneCity: Knoxville State: TN Zip: 37938Telephone: (865) 947-5996Fax: (865) 947-7556E-mail: jsiverling@rgc-a.com

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet 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. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

Signature: _____

Date: 4/25/2024

PLEASE PRINT

Name: Scott Davis

MESANA INVESTMENTS
Address: 1920 Ebenezer Road

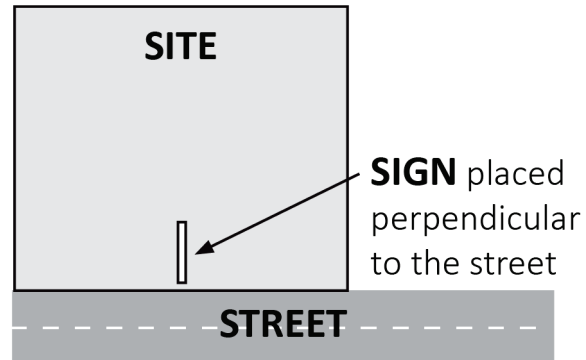
City: Knoxville State: TN Zip: 37922

Telephone: (865) 693-3356

Fax: _____

E-mail: swd444@gmail.com

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:

_____ **May 10, 2024** _____ and _____ **June 14, 2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments

Date: 4/30/2024

File Number: 6-SF-24-C_6-J-24-DP



Sign posted by Staff



Sign posted by Applicant