

REZONING REPORT

▶ **FILE #:** 2-K-24-RZ **AGENDA ITEM #:** 8
 POSTPONEMENT(S): 2/8/2024 **AGENDA DATE:** 3/7/2024
 ▶ **APPLICANT:** MESANA INVESTMENTS, LLC
 OWNER(S): Eagle Bend Development, LLC

TAX ID NUMBER: 78 A B 044 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 0 NIGHT TIME DR
 ▶ **LOCATION:** North side of Night Time Drive, southwest of Carpenter Road
 ▶ **APPX. SIZE OF TRACT:** 14371 square feet
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Night Time Dr, a local street with an 22-ft pavement width within a 50-ft right-of-way.
 UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District
 WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** PR (Planned Residential) up to 4 du/ac
 ▶ **ZONING REQUESTED:** PR (Planned Residential)
 ▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land
 ▶ **DENSITY PROPOSED:** up to 4 du/ac (as a separate PR zone)
 EXTENSION OF ZONE: Yes, this is an extension
 HISTORY OF ZONING: The property was rezoned from A to PR up to 4 du/ac in September 2006 (7-L-06-RZ)
 SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - PR (Planned Residential) up to 4 du/ac
 South: Single family residential - PR (Planned Residential) up to 4 du/ac
 East: Rural residential - A (Agricultural)
 West: Single family residential - PR (Planned Residential) up to 4 du/ac
 NEIGHBORHOOD CONTEXT: The subject property is in the Dochester Subdivision, located on Carpenter Road. The properties along Carpenter Road are a mix of small and large residential lots, and agricultural properties. There is an attached residential development to the south with access from W. Emory Rd.

STAFF RECOMMENDATION:

▶ Postpone the application to the April 11, 2024, Planning Commission meeting as requested by the applicant.

COMMENTS:

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

BACKGROUND

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

neighborhoods and communities.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 4/22/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.

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

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

Reset Form



Request to Postpone • Table • Withdraw

Mesana Investments, LLC

2/29/2024

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

Date of Request

3/7/2024

Scheduled Meeting Date

2-K-24-RZ

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 4/11/2024 Planning Commission Meeting.

WITHDRAW

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

TABLE

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

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

AUTHORIZATION

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

Applicant Signature

Scott Davis

Please Print

(865) 693-3356

swd444@gmail.com

Phone Number

Email

STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

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

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

Reset Form

Request to Postpone • Table • Withdraw



Mesana Investments, LLC

2/5/2024

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

Date of Request

2/8/2024

Scheduled Meeting Date

	File Number(s)
2-K-24-RZ	

POSTPONE

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SELECT ONE: 30 days 60 days 90 days

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

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Applicant Signature

Scott Davis

Please Print

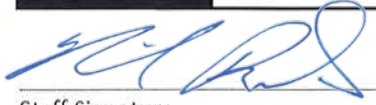
(865) 693-3356

swd444@gmail.com

Phone Number

Email

STAFF ONLY


Staff Signature

Michael Reynolds

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

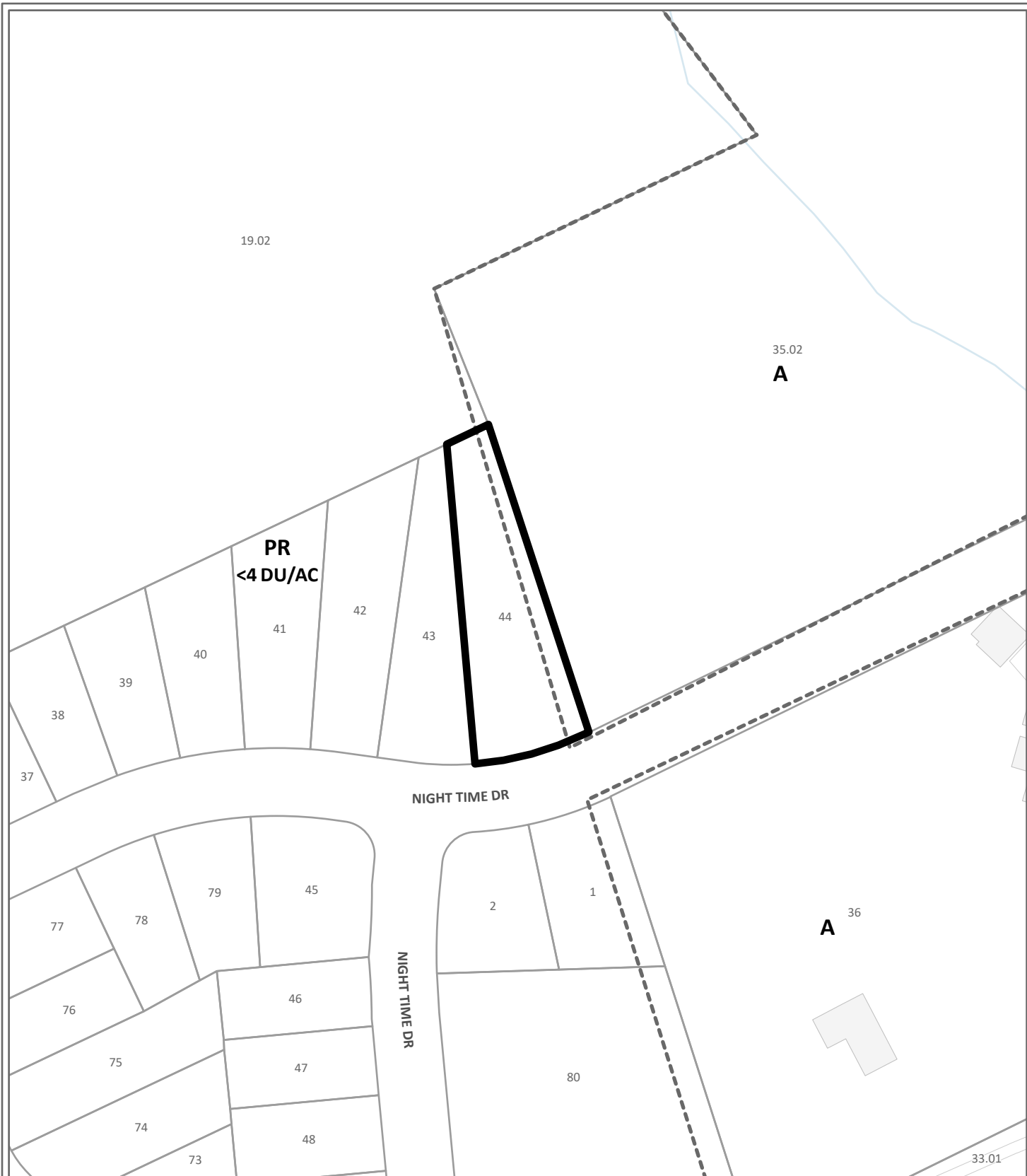
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



REZONING

2-K-24-RZ

Petitioner: Mesana Investments, LLC



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

To: PR (Planned Residential)

Map No: 78

Jurisdiction: County

Original Print Date: 1/9/2024

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

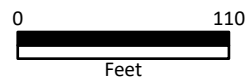


Exhibit A. Contextual Images

Location Map



Aerial Map

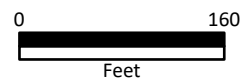


CONTEXTUAL MAPS 1

2-K-24-RZ



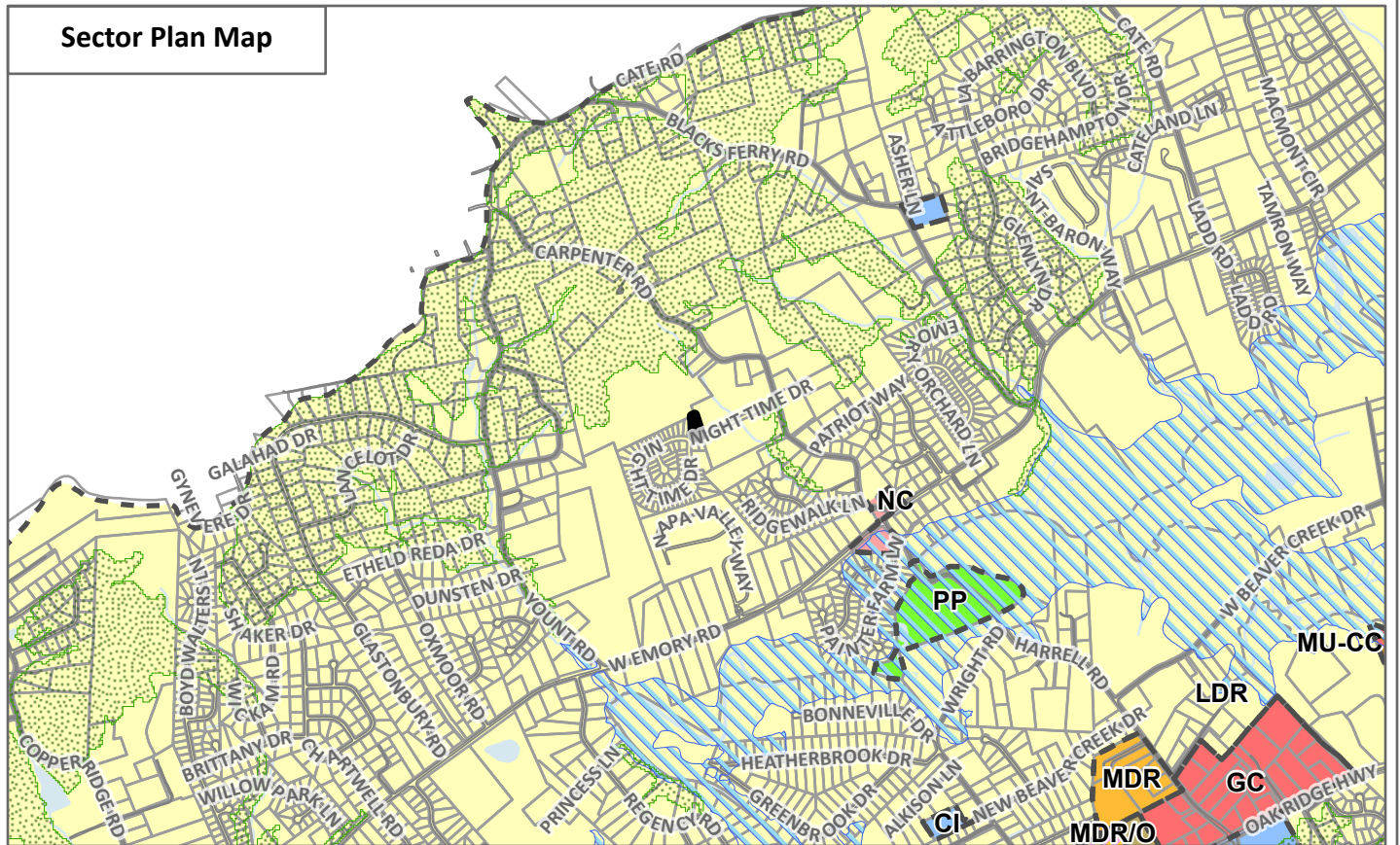
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

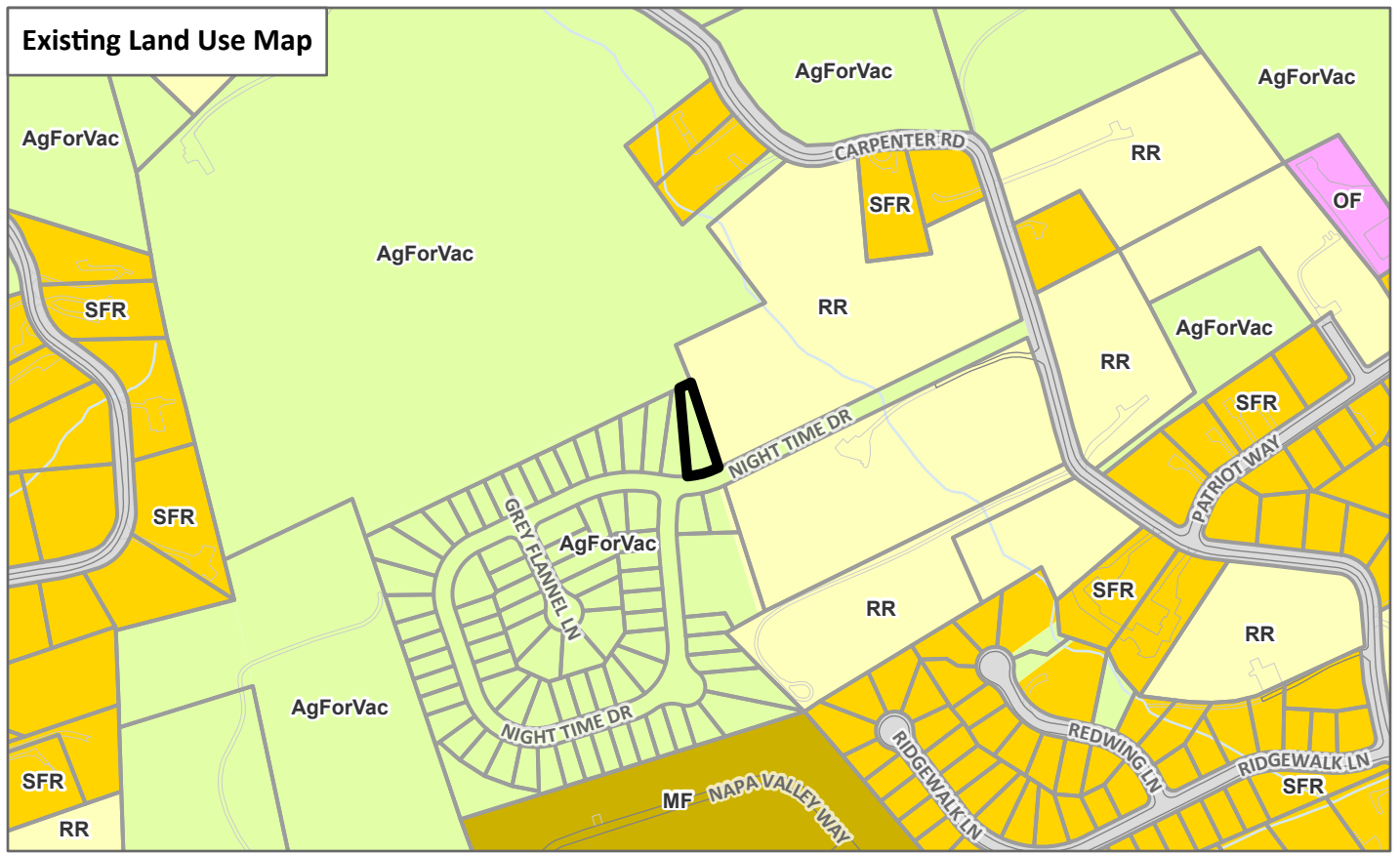
2-K-24-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

2-K-24-RZ



Case boundary

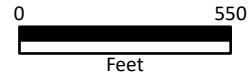


EXHIBIT B - Dorchester Subdivision final plat

2-K-24-RZ

TOTAL AREA
19.45 Acres
847,243 sq. ft.

TOTAL LOTS = 78

TAX MAP 066 PARCEL 19.02
DEED: 201505150062104

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

Planning Staff Certification of Approval for Recording - Final Plat

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

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

Certificate of Ownership and General Dedication

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

Owner(s) Printed Name: *Archie Deeds*
Signature: *Archie Deeds*
Date: 6-8-2023

Addressing Department Certification

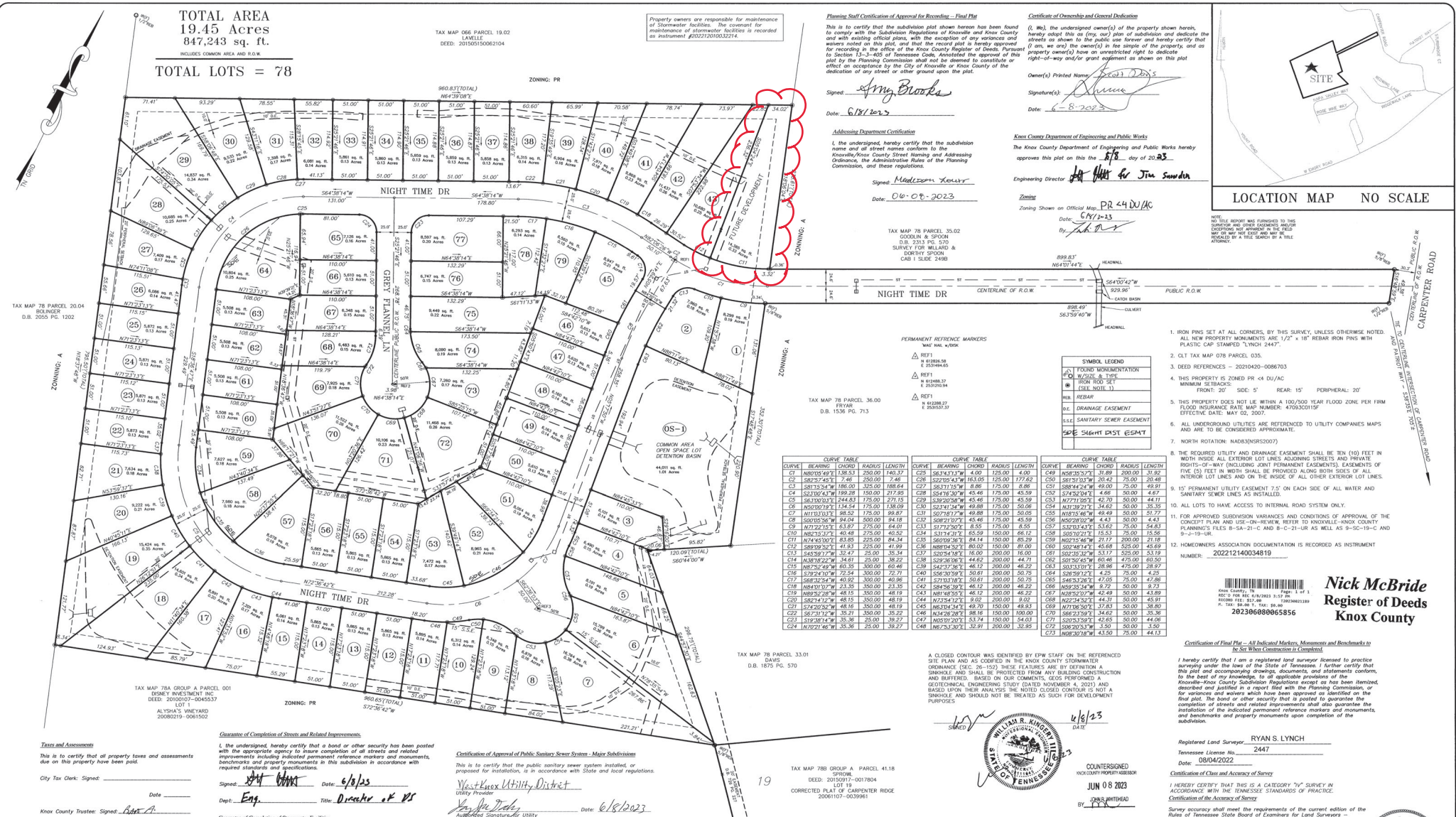
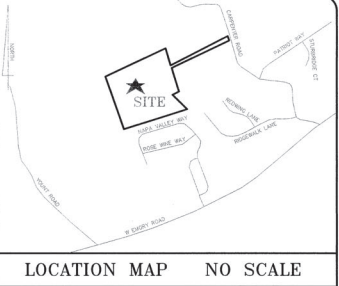
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

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

Knox County Department of Engineering and Public Works

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

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



SYMBOL LEGEND

REF 1	TYING MENTORATION
REF 2	AS-BUILT
REF 3	IRON ROD SET
REF 4	MINIMUM SETBACKS
REF 5	REAR: 15' PERIPHERAL: 20'
REF 6	FRONT: 20'
REF 7	REAR: 15' PERIPHERAL: 20'
REF 8	FRONT: 20'
REF 9	REAR: 15' PERIPHERAL: 20'
REF 10	FRONT: 20'
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REF 75	REAR: 15' PERIPHERAL: 20'
REF 76	FRONT: 20'
REF 77	REAR: 15' PERIPHERAL: 20'
REF 78	FRONT: 20'

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N80°10'49"E	148.51	250.00	140.37
C2	S89°35'45"W	7.46	250.00	7.46
C3	S81°15'54"W	186.00	325.00	188.64
C4	S83°10'47"W	199.28	350.00	217.85
C5	S85°10'03"E	244.41	375.00	271.13
C6	N50°09'19"E	144.54	175.00	138.09
C7	N113°10'17"E	58.51	175.00	98.87
C8	S50°05'56"W	54.04	500.00	94.18
C9	N72°22'12"E	61.87	275.00	64.01
C10	N65°25'12"E	44.46	275.00	40.52
C11	N74°43'10"E	83.85	225.00	84.34
C12	S80°39'52"E	41.93	225.00	41.93
C13	S45°29'17"E	32.47	25.00	35.34
C14	N83°58'22"W	34.61	25.00	38.27
C15	N85°25'49"W	35.35	300.00	60.46
C16	S72°32'10"W	72.54	300.00	72.71
C17	S65°25'56"W	60.92	300.00	60.92
C18	N84°10'10"W	23.35	350.00	23.35
C19	N82°28'28"W	48.15	350.00	48.15
C20	S82°14'12"E	48.15	350.00	48.15
C21	S74°20'32"W	46.16	350.00	46.16
C22	S67°15'12"E	35.27	350.00	35.27
C23	S15°21'12"E	35.36	25.00	38.27
C24	N10°22'46"W	35.36	25.00	38.27
C25	S81°34'17"W	4.00	125.00	4.00
C26	S84°16'30"W	45.46	175.00	45.59
C27	S82°02'58"W	45.69	175.00	45.59
C28	S83°14'34"W	49.88	175.00	50.06
C29	S87°28'17"E	49.88	175.00	50.06
C30	S50°25'56"W	44.43	175.00	45.59
C31	S50°25'56"W	44.43	175.00	45.59
C32	S72°22'12"E	8.55	175.00	8.55
C33	S41°14'12"E	65.59	150.00	66.12
C34	S80°29'36"E	44.62	200.00	44.71
C35	S44°17'12"E	46.72	200.00	46.22
C36	S56°39'52"E	50.61	200.00	50.75
C37	S73°03'12"E	50.61	200.00	50.75
C38	S29°28'06"E	44.62	200.00	44.71
C39	S44°17'12"E	46.72	200.00	46.22
C40	S56°39'52"E	50.61	200.00	50.75
C41	S73°03'12"E	50.61	200.00	50.75
C42	N89°46'26"E	46.72	200.00	46.22
C43	N84°10'10"W	23.35	200.00	23.35
C44	N72°14'12"E	9.00	200.00	9.00
C45	N83°04'34"E	49.79	150.00	49.93
C46	N85°25'49"W	38.16	150.00	38.00
C47	N85°25'49"W	38.16	150.00	38.00
C48	N85°21'27"E	53.74	150.00	54.03
C49	N86°25'41"E	52.91	200.00	52.95

- 1. IRON PINS SET AT ALL CORNERS BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" IRON FROM PIN SURFACE.
- 2. CLT TAX MAP 078 PARCEL 035.
- 3. DEED REFERENCES - 20210400-008703
- 4. THIS PROPERTY IS ZONED PR-4 DU/AU. MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 20'
- 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 470530015F
- 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- 7. NORTH ROTATION: NAD83(NRSR2007)
- 8. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING ADJUT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- 9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 10. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 6A-5A-21-C AND 8-C-21-UR AS WELL AS 9-5C-19-C AND 9-11-19-C.
- 12. HOMEOWNERS ASSOCIATION DOCUMENTATION IS RECORDED AS INSTRUMENT NUMBER: 20221240034819

Nick McBride
Register of Deeds
Knox County

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



TAX MAP 78B GROUP A PARCEL 41.18
SPRAWL
DEED: 2011071-0017804
LOT 19
CORRECTED PLAT OF CARPENTER RIDGE
2006107-0039961



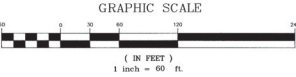
GPS SURVEY NOTE:
ALL BENCHMARK MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR NETWORK RECEIVER. DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMANCE WAS NETWORK ADJUSTED REAL TIME KINEMATIC (BASED ON TDOT ONS NETWORK NAD83(NRSR2007) VERTICAL DATUM IS NAVD83, GEODESIC. PRECISION OF THE GPS MONUMENT IS 4.34 PLUS 20 PARTS PER MILLION (BASED ON THE DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

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

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

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

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



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

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

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

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

PROJECT NO.
3316-05

EXHIBIT C: Density calculations

2-K-24-RZ

TOTAL AREA
19.45 Acres
847,243 sq. ft.

TOTAL LOTS = 78

TAX MAP 066 PARCEL 13.02
L 06115
DEED: 20190510062014

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

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

Certificate of Ownership and General Dedication

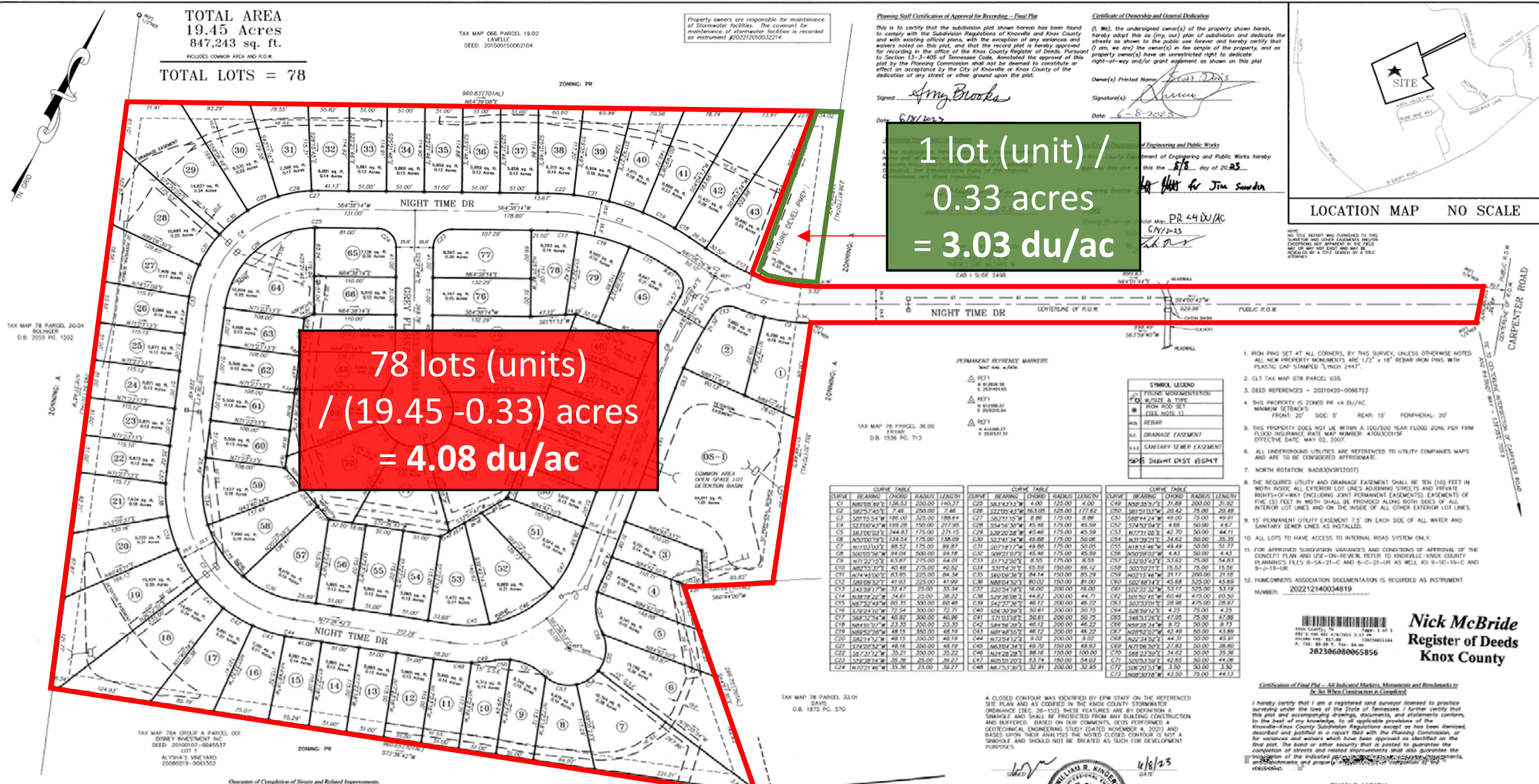
I, (We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the same as shown to the public use herein and hereby certify that if (I, we, we may) the owner(s) in the strips of the property, and as property owner(s) have an unrestricted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

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

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

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

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



CURVE TABLE				CURVE TABLE				CURVE TABLE					
SURVE	BEARING	CHORD	RADIUS	CHORD	RADIUS	CHORD	RADIUS	CHORD	RADIUS	CHORD	RADIUS	CHORD	RADIUS
C1	N89°58'12.74\"	206.00	110.37	C22	S82°27'37.74\"	4.00	123.00	C39	N08°20'27.71\"	31.69	200.00	31.62	190.00
C2	S82°27'37.74\"	4.00	123.00	C23	S22°02'43.74\"	263.00	127.62	C40	S01°32'03.74\"	20.42	75.00	20.48	75.00
C3	S22°02'43.74\"	263.00	127.62	C24	S67°17'15.74\"	8.00	17.00	C41	S08°24'24.74\"	49.00	75.00	49.00	75.00
C4	S67°17'15.74\"	8.00	17.00	C25	S04°16'30.74\"	46.46	175.00	C42	S74°07'07.74\"	4.00	50.00	4.62	50.00
C5	S04°16'30.74\"	46.46	175.00	C26	S32°20'28.74\"	43.46	175.00	C43	N77°12'02.74\"	42.70	50.00	44.71	50.00
C6	S32°20'28.74\"	43.46	175.00	C27	S82°27'37.74\"	4.00	123.00	C44	N82°27'37.74\"	34.62	50.00	35.26	50.00
C7	S82°27'37.74\"	4.00	123.00	C28	S07°18'17.74\"	48.00	175.00	C45	N18°13'46.74\"	49.49	50.00	52.77	50.00
C8	S07°18'17.74\"	48.00	175.00	C29	S02°07'30.74\"	45.48	175.00	C46	S02°07'30.74\"	4.62	50.00	4.63	50.00
C9	S02°07'30.74\"	45.48	175.00	C30	N17°22'12.74\"	43.67	175.00	C47	S12°13'52.74\"	52.62	75.00	54.83	75.00
C10	N17°22'12.74\"	43.67	175.00	C31	S17°12'20.74\"	45.50	175.00	C48	S00°12'12.74\"	15.53	75.00	15.56	75.00
C11	N17°12'20.74\"	45.50	175.00	C32	S00°12'12.74\"	15.53	75.00	C49	N02°07'30.74\"	31.77	200.00	31.78	200.00
C12	S00°12'12.74\"	15.53	75.00	C33	N08°24'24.74\"	80.00	175.00	C50	N08°24'24.74\"	45.88	525.00	45.89	525.00
C13	N08°24'24.74\"	80.00	175.00	C34	S42°27'37.74\"	35.34	200.00	C51	S02°22'22.74\"	53.17	525.00	53.19	525.00
C14	S42°27'37.74\"	35.34	200.00	C35	N08°24'24.74\"	44.62	200.00	C52	S02°22'22.74\"	65.66	475.00	65.60	475.00
C15	N08°24'24.74\"	44.62	200.00	C36	S42°27'37.74\"	46.72	200.00	C53	S03°33'33.74\"	28.98	475.00	28.97	475.00
C16	S42°27'37.74\"	46.72	200.00	C37	S00°12'12.74\"	15.53	75.00	C54	S48°29'27.74\"	4.25	75.00	4.25	75.00
C17	S00°12'12.74\"	15.53	75.00	C38	S17°12'20.74\"	45.50	175.00	C55	S48°29'27.74\"	47.05	75.00	47.06	75.00
C18	S17°12'20.74\"	45.50	175.00	C39	S42°27'37.74\"	46.72	200.00	C56	N08°24'24.74\"	8.72	50.00	8.73	50.00
C19	S42°27'37.74\"	46.72	200.00	C40	S00°12'12.74\"	15.53	75.00	C57	N08°24'24.74\"	42.49	75.00	43.89	75.00
C20	S00°12'12.74\"	15.53	75.00	C41	S17°12'20.74\"	45.50	175.00	C58	N08°24'24.74\"	44.37	50.00	45.97	50.00
C21	S17°12'20.74\"	45.50	175.00	C42	S42°27'37.74\"	46.72	200.00	C59	N08°24'24.74\"	32.84	50.00	35.36	50.00
C22	S42°27'37.74\"	46.72	200.00	C43	S00°12'12.74\"	15.53	75.00	C60	S08°24'24.74\"	52.68	50.00	54.08	50.00
C23	S00°12'12.74\"	15.53	75.00	C44	S17°12'20.74\"	45.50	175.00	C61	N08°24'24.74\"	1.50	50.00	1.50	50.00
C24	S17°12'20.74\"	45.50	175.00	C45	S42°27'37.74\"	46.72	200.00	C62	N08°24'24.74\"	43.50	75.00	44.13	75.00

- 1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
- 2. FLOOD INSURANCE RATE MAP NUMBER: 470030215F
- 3. DEED REFERENCES = 20210430-0086703
- 4. THIS PROPERTY IS ZONED PK 4-DU/AC
- 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM EFFECTIVE DATE: MAY 02, 2007.
- 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- 7. NORTH ROTATION: NAD83(VISIT2007)
- 8. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH FROM ALL EXTERIOR LOT LINES ADJOINING STREET(S) AND TREATS RIGHT-OF-WAY (INCLUDING EXISTING PERMANENT EASEMENTS) EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- 9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 10. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SURVEY ONLY.
- 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-OVER-REVIEW REFER TO KNOXVILLE-KNOX COUNTY PLANNING FILES 03-1A-11-03 AND 03-11-03-11-03 AS WELL AS 03-10-19-11-03 AND 03-11-19-11-03.
- 12. HOMEOWNERS ASSOCIATION SUBDIVISION IS RECORDED AS INSTRUMENT NUMBER: 202212140034819

Nick McBride
Register of Deeds
Knox County

Certification of Final Plat - All Indented Markers, Measurements and References to be in the Same Direction as the Plat
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, measurements, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been identified, described and justified in a report filed with the Planning Commission, or the variance and waiver which has been approved on identified on the final plat. The bond or other security that is posted to guarantee the measurement of streets and roadway improvements shall also guarantee the measurement and proper placement of all improvements shown on this plat.



Registered Land Surveyor: **RYAN S. LYNCH**
Tennessee License No.: 2447
Date: 08/04/2022
Certification of Chain and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A CATEGORY "B" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.
Certification of the Accuracy of the Survey
Survey accuracy shall meet the requirements of the current edition of the Standards of Practice.



10-F-22

SURVEY NOTE:
ALL BENCHMARK MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER TROPOM RIFER 5R NETWORK RECEIVER. DATA PROCESSING WAS USED (LEICA) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON 1007 GNSS NETWORK NAD83(VISIT2007) VERTICAL DATUM IS NAVIGOS. CLOSURE: PRECISION OF THIS SURVEY IS 4 CM PLUS 50 PARTS PER MILLION BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED. DISTANCES HAVE NOT BEEN REDUCED TO SEA LEVEL.
SURVEY FOR/OWNER:

Taxes and Assessments
This is to certify that all property taxes and assessments due on the property have been paid.
City Tax Clerk: *[Signature]*
Knox County Treasurer: *[Signature]*
Date: 6-18-23

Character of Completion of Streets and Related Improvements
I, the undersigned hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.
Signed: *[Signature]* Date: 6/18/23
Title: Director of PS

Character of Completion of Stormwater Facilities
I, the undersigned hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and installation of all stormwater facilities as shown on the subdivision plans which were approved this 18th day of June, 2023.
Signed: *[Signature]* Date: 6/18/23
Title: Director of PS

Certification of Approval of Public Sanitary Sewer System - Major Subdivision
This is to certify that the public sanitary sewer system installed or proposed for installation, is in accordance with State and local regulations.
Signed: *[Signature]* Date: 6/18/2023
Title: Director of PS

Certification of Approval of Public Water System - Major Subdivision
This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.
Signed: *[Signature]* Date: 6/18/2023
Title: Director of PS

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

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

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

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

PROJECT NO. 3316-05



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Mesana Investments, LLC

Applicant Name

Affiliation

1/8/2024

Date Filed

2/8/2024

Meeting Date (if applicable)

2-K-24-RZ

File Number(s)

CORRESPONDENCE

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

Scott Davis Mesana Investments, LLC

Name / Company

P.O. Box 11315 Knoxville TN 37939

Address

865-693-3356 / swd444@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Eagle Bend Development, LLC

Owner Name (if different)

PO Box 11315 Knoxville TN 37939

Owner Address

865-693-3356

Owner Phone / Email

0 NIGHT TIME DR

Property Address

78 A B 044

Parcel ID

Part of Parcel (Y/N)?

14371 square feet

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Night Time Drive, Southwest of Carpenter Road

General Location

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

Agriculture/Forestry/Vacant Land, Rural Residential

Count District Zoning District

Existing Land Use

Northwest County LDR (Low Density Residential)

Planning Sector

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

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

ZONING REQUEST

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

up to 4 du/ac

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

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$650.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

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

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

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

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

Reset Form

Development Request



- DEVELOPMENT**
- Development Plan
 - Planned Development
 - Use on Review / Special Use
 - Hillside Protection COA

- SUBDIVISION**
- Concept Plan
 - Final Plat

- ZONING**
- Plan Amendment
 - SP OYP
 - Rezoning

Mesana Investments, LLC

Applicant Name		Affiliation
12/7/2023	2/8/2024	File Number(s) 2-K-24-RZ
Date Filed	Meeting Date (if applicable)	

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

Applicant Property Owner Option Holder Project Surveyor Engineer Architect/Landscape Architect

Scott Davis		Mesana Investments, LLC	
Name		Company	
P.O. Box 11315	Knoxville	TN	37939
Address	City	State	ZIP
(865) 693-3356	swd444@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Eagle Bend Development, LLC	P.O. Box 11315, Knoxville, TN 37939	(865) 693-3356
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 Night Time Drive	078AB044	
Property Address	Parcel ID	
WKUD	WKUD	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

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

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels
 Divide Parcel

Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change PR 4 DU/AC

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1		Total
0801	\$650.00	\$650.00
Fee 2		
Fee 3		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Mesana Investments, LLC

12/7/2023

Please Print

Date

(865) 693-3356

swd444@gmail.com

Phone Number

Email

Property Owner Signature

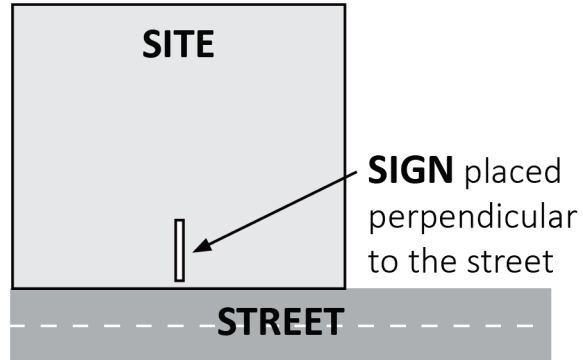
Scott Davis

01/08/2024, SG

Please Print

Date Paid

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

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

Applicant Name: Mesana Investments, LLC

Date: 01/08/2024

File Number: 2-K-24-RZ



Sign posted by Staff



Sign posted by Applicant