



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 11-SJ-24-C

**AGENDA ITEM #:** 64

11-M-24-DP

**AGENDA DATE:** 11/14/2024

► **SUBDIVISION:** 7803 SEVIERVILLE PIKE

► **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC (OPTION HOLDER)

OWNER(S): John Johnson

TAX IDENTIFICATION: 125 04001, 041, 04301

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 7803 SEVIERVILLE PIKE (7807, 7809 SEVIERVILLE PIKE)

► **LOCATION:** South side of Sevierville Pk, east of Basilfield Dr

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Burnett Creek

► **APPROXIMATE ACREAGE:** 11.17 acres

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

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Multifamily Residential

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural)  
South: Agriculture/forestry/vacant land - A (Agricultural)  
East: Rural residential, single family residential - A (Agricultural)  
West: Single family residential - RA (Low Density Residential)

► **NUMBER OF LOTS:** 34

SURVEYOR/ENGINEER: Chris Sharp Urban Engineering

ACCESSIBILITY: Access is via Sevierville Pike, a minor collector street with 17 ft of pavement width within a right-of-way range of 46-54 ft.

► **SUBDIVISION VARIANCES  
REQUIRED:**

## VARIANCES

1. Reduce the distance between broken back curves from 150' to 50' (6+30.69 - 7+26.46 Road A).
2. Reduce the K value from 25 to 20 between stations 5+95.37 and 8+08.10.
3. Reduce the k value from 25 to 20 at the intersection of Road A and Sevierville Pike.

## ALTERNATIVE DESIGN STANDARDS - PLANNING COMMISSION APPROVAL

1. Increase the maximum street grade from 12% to 12.28%.

## ALTERNATIVE DESIGN STANDARDS - ENGINEERING APPROVAL

1. Reduce the right of way width from 50' to 40' (Public Roads A and B).
2. Increase the intersection grade from 1% to 2% at the intersection of Roads A & B.
3. Increase the intersection grade from 1% to 2% at the intersection of Road A Sevierville Pike.

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**STAFF RECOMMENDATION:**

- **Approve the variance to reduce the K value from 25 to 20 between stations 5+95.37 and 8+08.10.**
- A. The steep topography through the middle of the property causes a deviation with the vertical curve.
  - B. The required access from Sevierville Pike and narrowness of the lot causes the roadway to go through steep topography.
  - C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards.

Decrease the distance between broken back curves from 150' to 95' between stations 6+30.69 and 7+26.46.

- A. The property's shape is irregular as it narrows from north to south causing the roadway to go through steep topography.
- B. The unique condition to be considered includes the proposed road following the shape of the property.
- C. This is a dead-end road with low volumes of traffic, and the variation is not great enough to cause detriment to public safety, health, or welfare of the public, nor would it be injurious to other properties in the neighborhood.

Reduce the K value from 25 to 20 at the intersection of Road A and Sevierville Pike.

- A. The entrance to the subdivision has steep terrain.
- B. The required access from Sevierville Pike and narrowness of the lot causes the roadway to go through steep topography.
- C. The granting of the variance will not be detrimental to public safety, health, or welfare because the variation is at an intersection. The stop condition causes low speeds.

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

**Approve the Concept Plan subject to 5 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. Before certification of the final plat for the subdivision, establishment of 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.
4. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

- **Approve the development plan for up to 34 houses on individual lots as shown on the development plan, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the zoning condition the rear of the parcel with slopes of 25% or greater at approximately beyond the 970-contour line shall be left undisturbed.

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

**COMMENTS:**

The applicant is proposing to subdivide this 11.17-acre tract into 34 single family houses on residential lots at a density of 3.04 du/ac. The property is zoned PR (Planned Residential) up to 3.5 du/ac.

The requested variances are all related to steep topography on the property. It's the opinion of Knox County Engineering and Public Works that the granting of the variances 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.

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

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

##### 1) ZONING ORDINANCE

PR (Planned Residential) up to 3.5 du/ac, subject to one condition: The rear of the parcel with slopes of 25% or greater at approximately beyond the 970-contour line shall be left undisturbed.

A. The PR zone allows single family 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The density on the property is 3.04 du/ac. There is a condition not to disturb the steep slopes in the rear of the property beyond the 970 contour line, which has been shown on the grading plan with a limit of disturbance drawn at the 970 line.

##### 2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policies, Action 7.6: Consider the Hillside and Ridgetop Protection Plan. - The recommended disturbance budget on the property is 2.2 acres. This plan proposes to disturb 1.83 acres within the Hillside Protection Area and preserve the steep slopes along the rear of the property.

B. Implementation Policy 2: Ensure that development is sensitive to existing community character.

##### 3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential) consisting of predominantly single family subdivisions with lots smaller than one acre. - This development will have similar lot sizes to the adjacent single family subdivision.

##### 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 meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 374 (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.

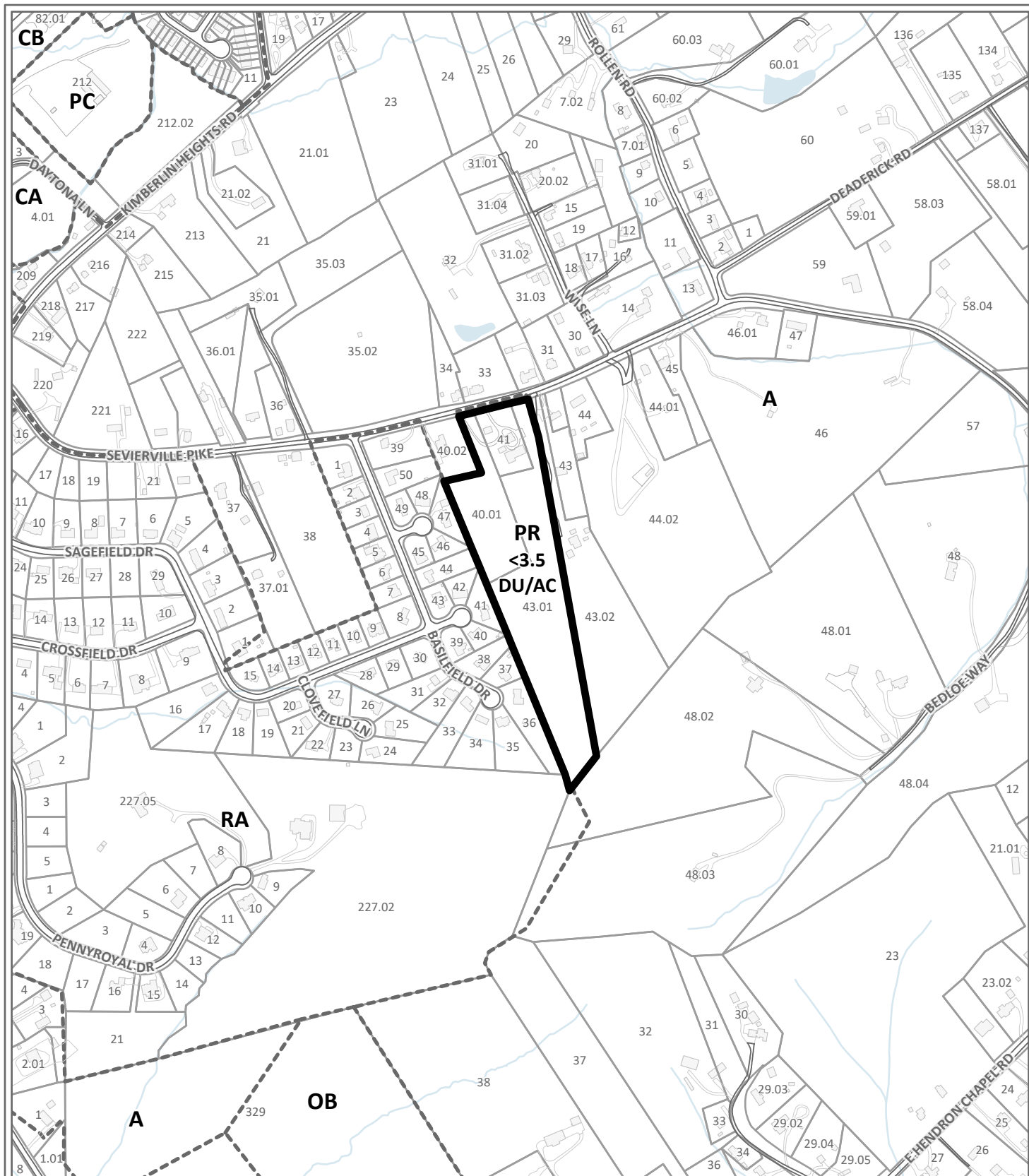
ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle 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**

**11-SJ-24-C / 11-M-24-DP**

**Petitioner:** Mesana Investments, LLC



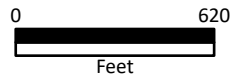
33-lot subdivision for single family houses in PR (Planned Residential) up to 3.5 du/ac

**Original Print Date:** 10/9/2024

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

**Map No:** 125

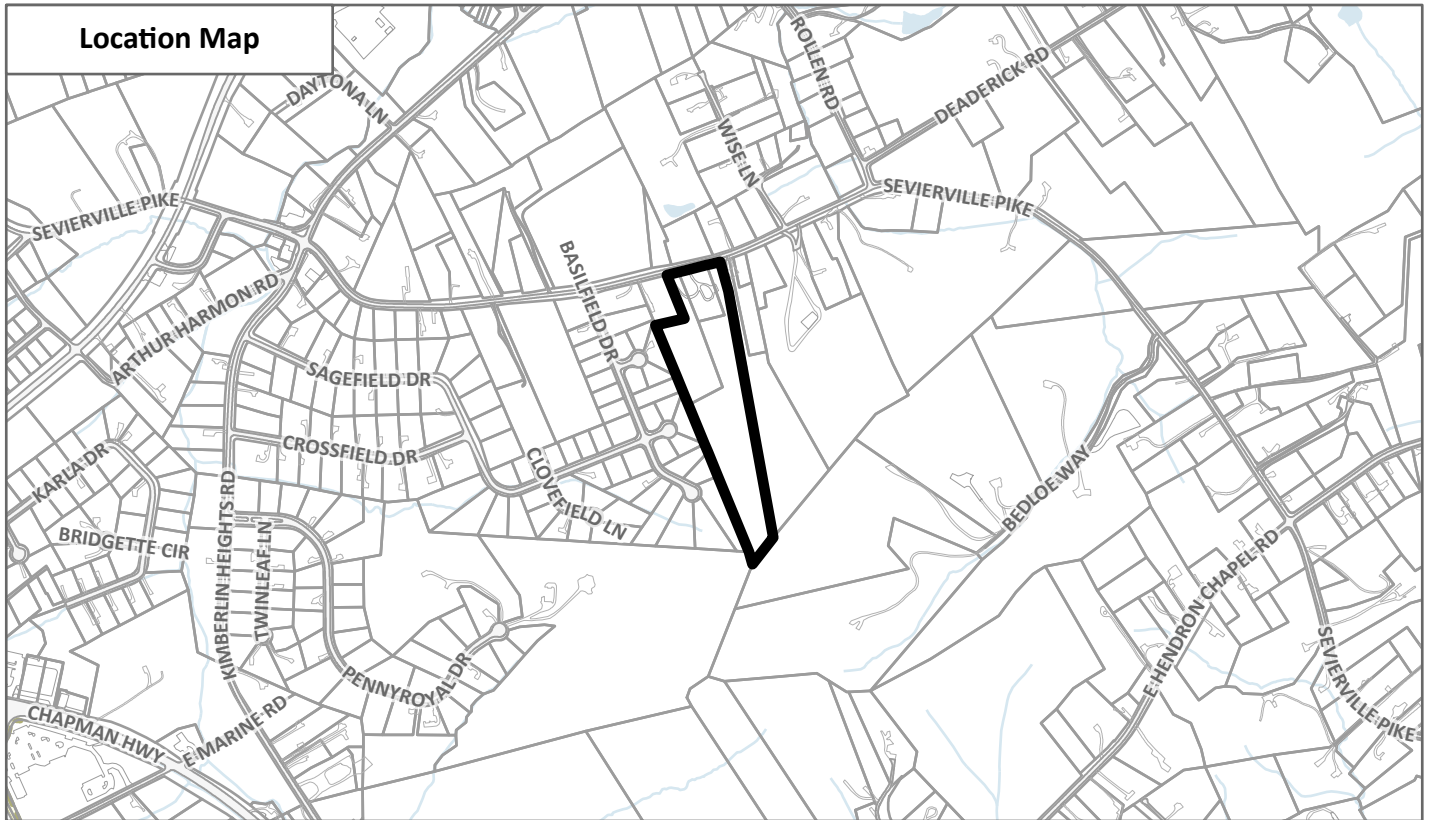
**Jurisdiction:** County





## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

11-M-24-DP / 11-SJ-24-C

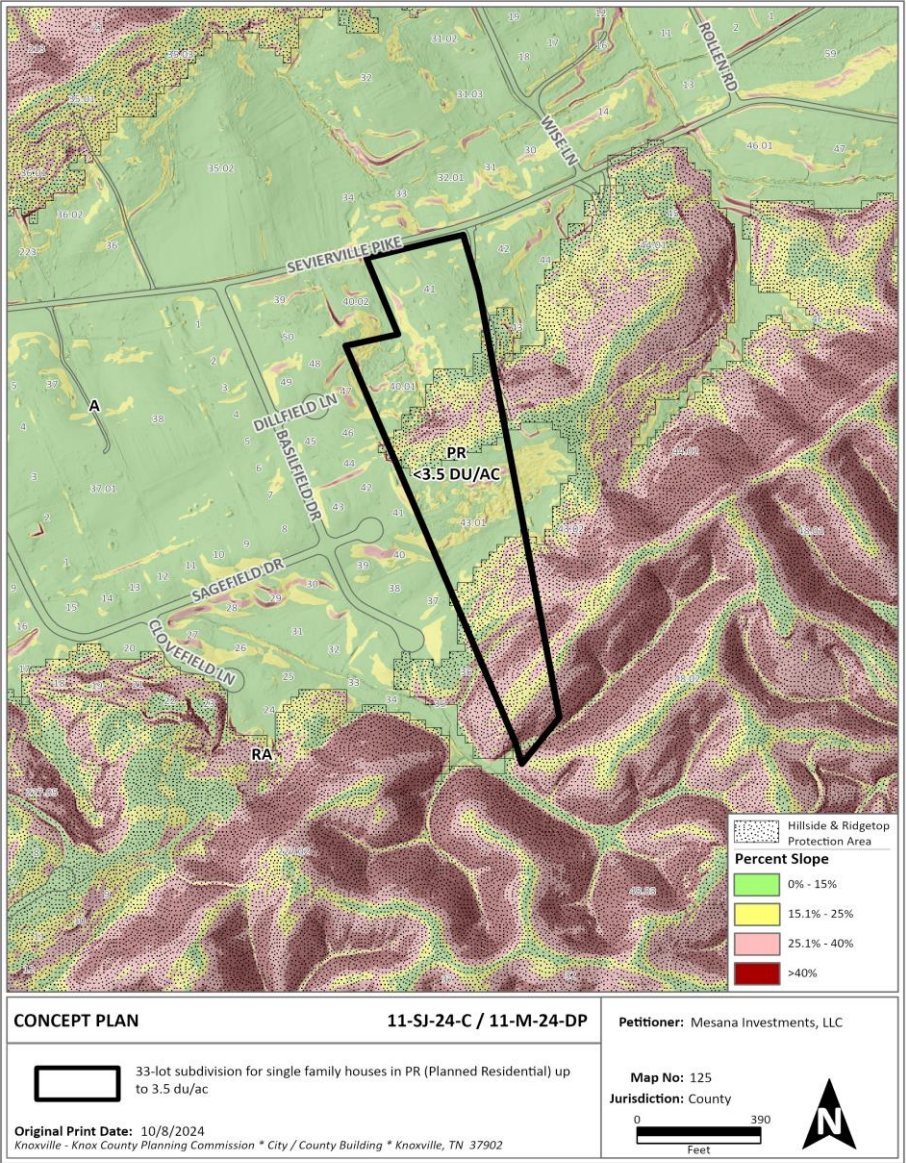


Case boundary





CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	11.4		
Non-Hillside	6.4	N/A	
0-15% Slope	0.8	100%	0.8
15-25% Slope	2.0	50%	1.0
25-40% Slope	1.6	20%	0.3
Greater than 40% Slope	0.6	10%	0.1
Ridgetops			
Hillside Protection (HP) Area	5.0	Recommended disturbance budget within HP Area (acres)	2.2
		Percent of HP Area	43.4%

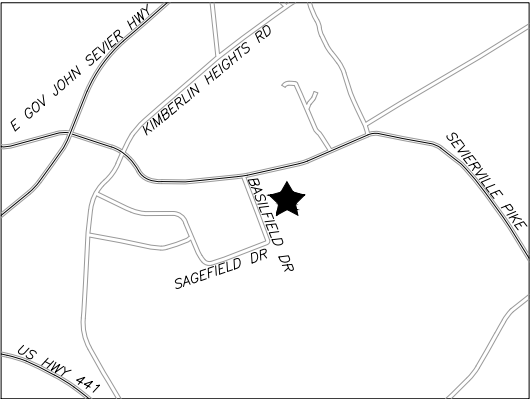


CONCEPT PLAN

U.E.I. PROJECT NO. 2409038

7803 SEVIERVILLE PIKE

SITE ADDRESS: 7803 SEVIERVILLE PIKE, KNOXVILLE, TENNESSEE 37920  
TAX PARCELS 12504001, 125041 & 12504301



LOCATION MAP

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



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

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

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

SHEET INDEX

TITLE	SHEET
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SITE PLAN	C-1
PRELIMINARY GRADING PLAN	C-2
ROAD PROFILE	C-3

MPC FILE# 11-SJ-24-C / 11-M-24-DP

2	10/31/24	PER PLANNING/EPW COMMENTS
1	10/22/24	PER PLANNING/EPW COMMENTS
ISSUE NO.	DATE	DESCRIPTION



# **SITE PLAN NOTES:**

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

FRONT: HOUSES, TWENTY (20) FEET

REAR: PERIMETER BOUNDARY. ALL BUILDINGS SHALL BE SET BACK FROM THE PERIMETER BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO A AGRICULTURAL, R/L, LOW DENSITY RESIDENTIAL, R/L, GENERAL RESIDENTIAL, R/L, EXCLUSIVE RESIDENTIAL, PK, PLANNED RESIDENTIAL, OS, OPEN SPACE, E, ESTATES, OR TO TOWN CENTER ZONE DISTRICTS, WHERE THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.

SIDE: FIVE (5) FEET

REAR: FIFTEEN (15) FEET

2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION 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 CONTRACTOR 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 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 11.17 ACRES.

6. THE DEVELOPMENT PROPOSES 34-UNITS (3.04 UNITS PER ACRE).

7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 3.564 ACRES (30%)

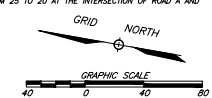
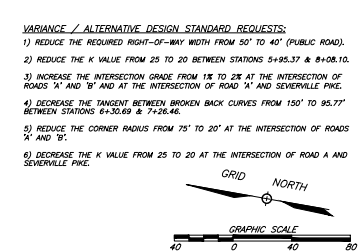
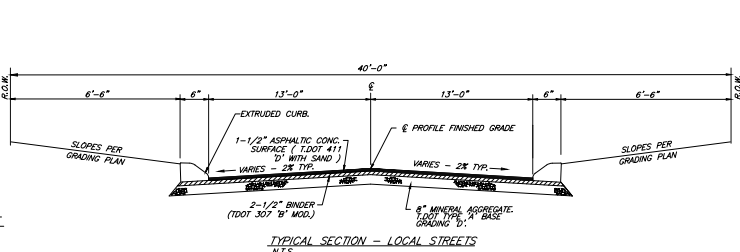
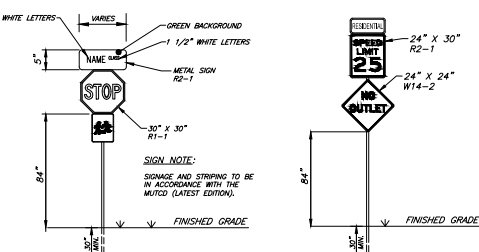
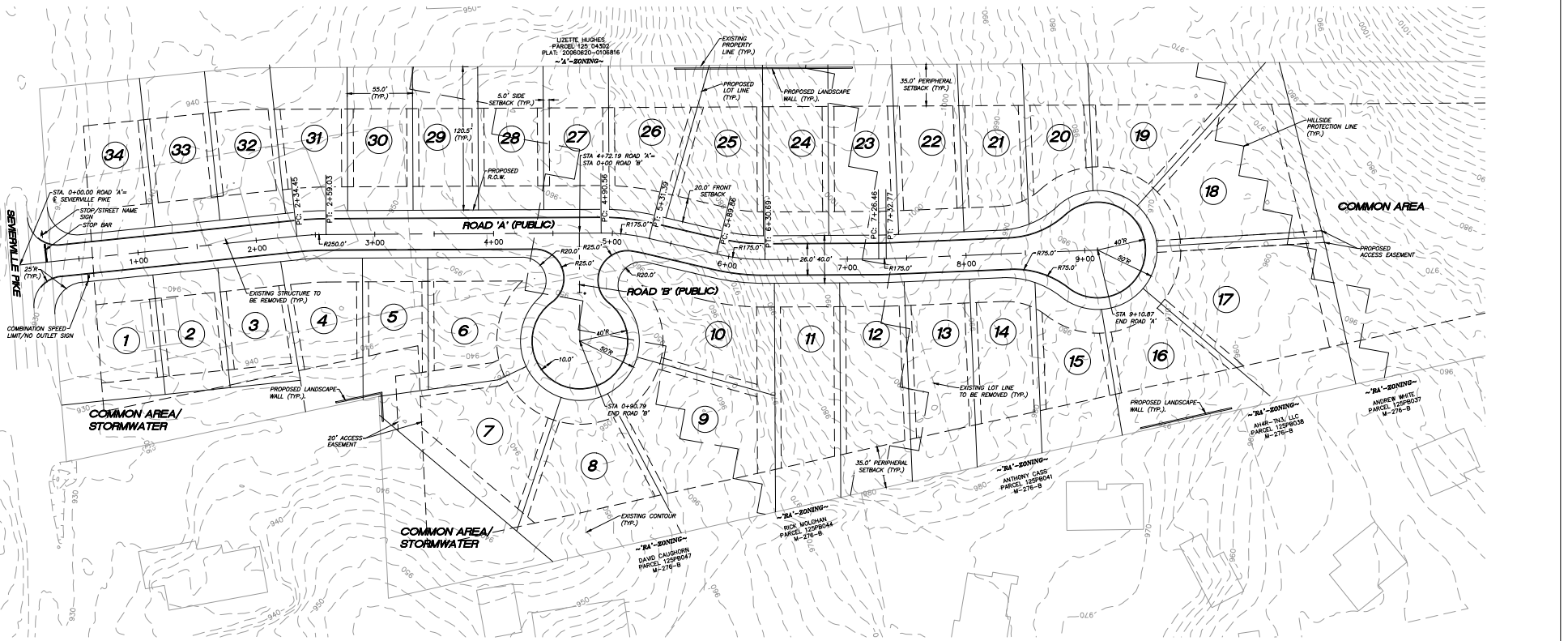
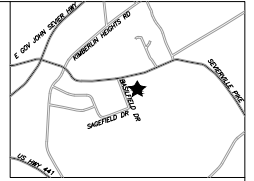
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.

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

10. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXISTING 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 5.1 ACRES. THE APPROXIMATE AREA DISTURBED IN HP IS 1.83-ACRES.

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



SHEET C-1

SITE PLAN

**7803 SEVIERVILLE PIKE**

SITE ADDRESS: 7803 SEVIERVILLE PIKE (37920)

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

DIST. NO. D9 KNOX CO., TN  
CLT MAP 125 PARCELS 12504001, 125041 & 12504301  
SCALE: 1"=40' SEPTEMBER 19, 2024

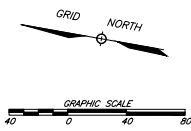
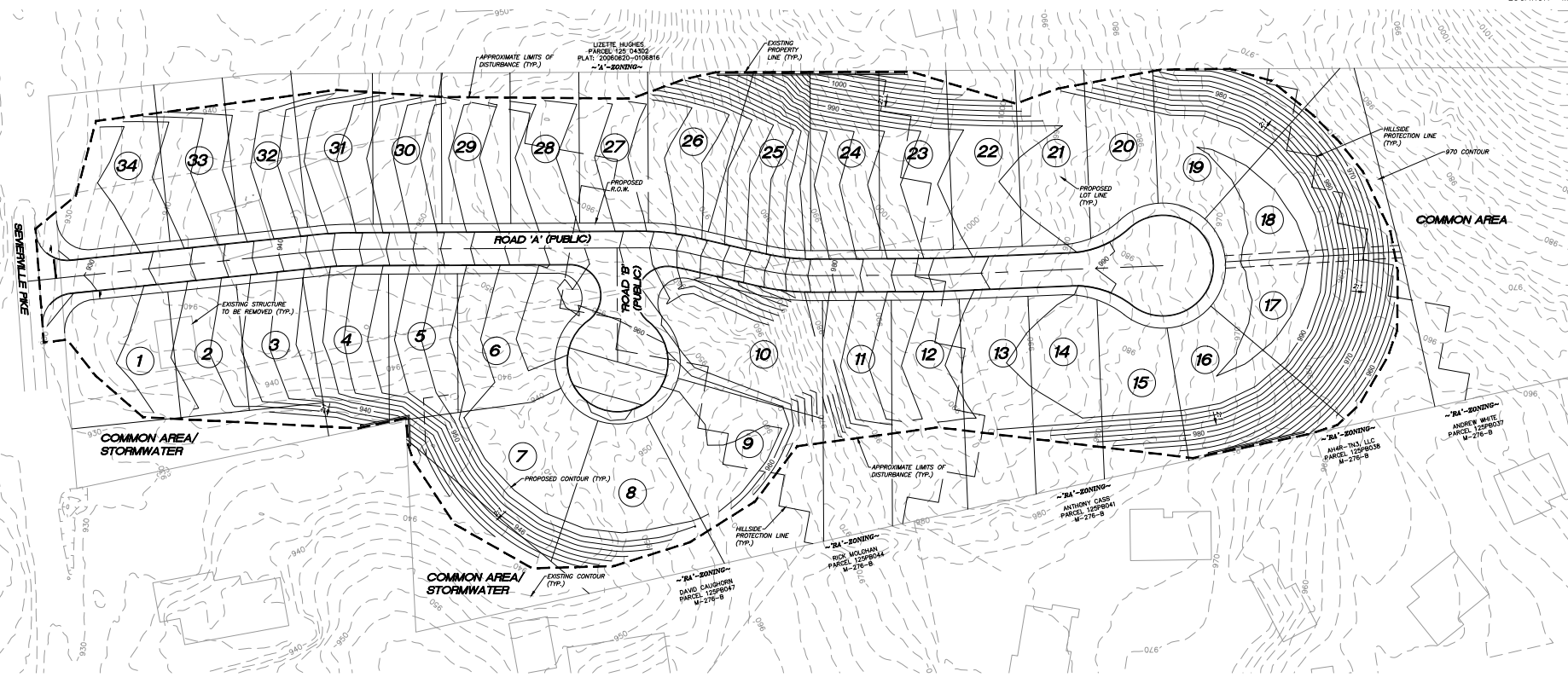
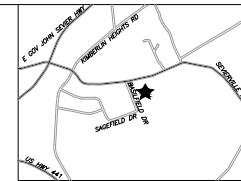
URBAN ENGINEERING, INC.  
10330 HARDIN VALLEY RD, #201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

DWG. NO. 2402009

MPC FILE# 11-SJ-24-C / 11-M-24-DP



REVISION	DATE	DESCRIPTION	BY
1	10/22/24	PER PLANNING / EPM COMMENTS	CAS
2	10/31/24	ADDED ACCESS EASEMENT	CAS



- 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 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. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 3.1 ACRES. THE APPROXIMATE AREA DISTURBED IN HP IS 1.83 ACRES.
  5. THE TOTAL AREA DISTURBED IS APPROXIMATELY 7.1 ACRES.

MPC FILE# 11-SJ-24-C / 11-M-24-DP



REVISION	DATE	PER PLANNING / EPIV COMMENTS	DESCRIPTION	BY
1	9/22/24			CAS

SHEET C-2

PRELIMINARY GRADING PLAN

**7803 SEVIERVILLE PIKE**

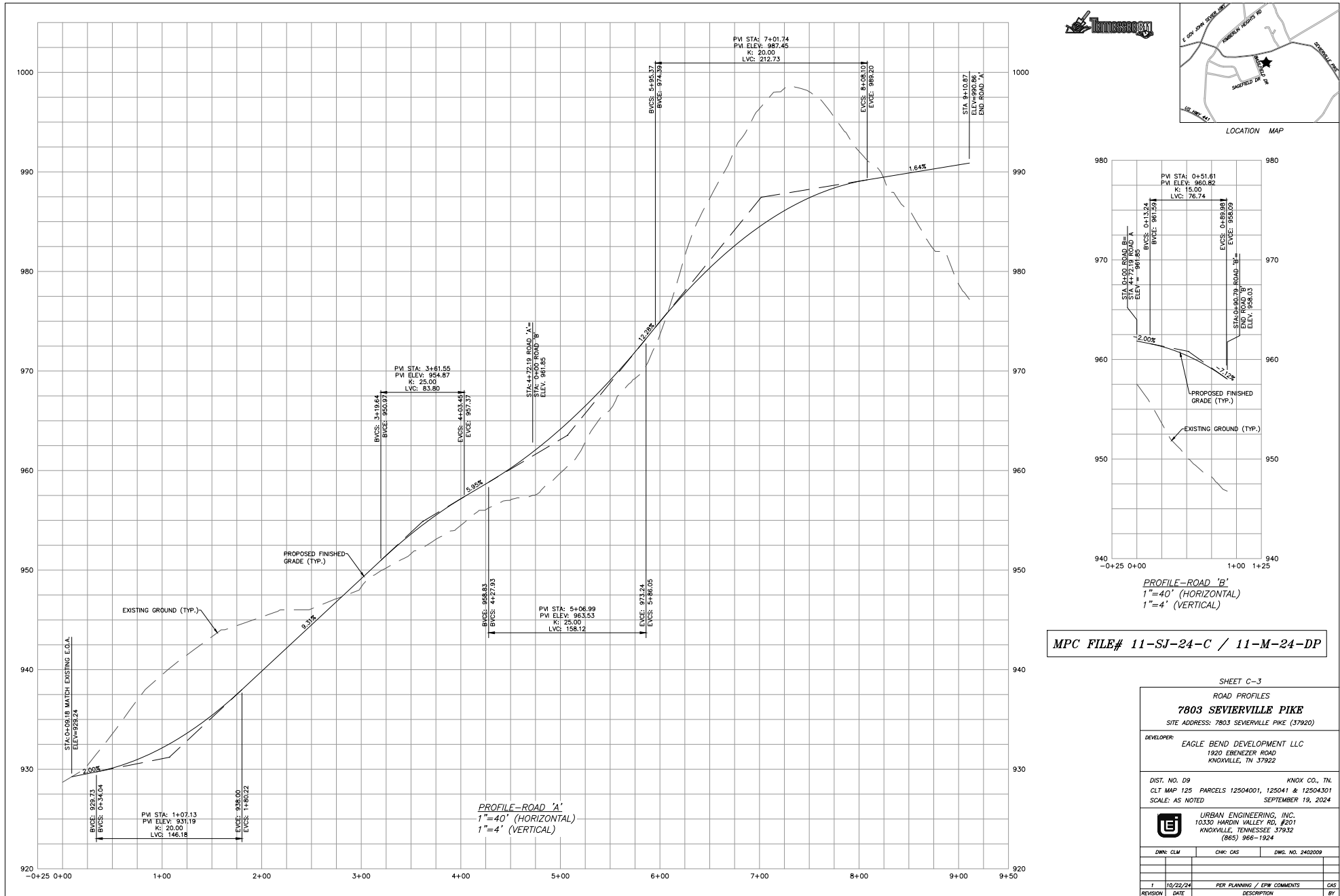
SITE ADDRESS: 7803 SEVIERVILLE PIKE (37920)

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

DIST. NO. D9 KNOX CO., TN.  
CLT MAP 125 PARCELS 12504001, 125041 & 12504301  
SCALE: 1"=40' SEPTEMBER 19, 2024

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

DWG. NO. 2402009



MPC FILE# 11-SJ-24-C / 11-M-24-DP

SHEET C-3

ROAD PROFILES

**7803 SEVIERVILLE PIKE**

SITE ADDRESS: 7803 SEVIERVILLE PIKE (37920)

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

DIST. NO. D9 KNOX CO., TN.  
 CLT MAP 125 PARCELS 12504001, 125041 & 12504301  
 SCALE: AS NOTED SEPTEMBER 19, 2024

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

DWG: CLM	DWG: CAS	DWG: NO. 2402009
1	10/23/24	PER PLANNING / EPM COMMENTS
REVISION	DATE	DESCRIPTION

# 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: 2024.09.30 10:56:06  
-04'00'

Christopher Sharp

9/30/24

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:

Reduce the right of way width from 50' to 40' (Public 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:

The sub regs allow EPW to approve this variance where topography challenges exist.

### 2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the intersection grade from 1% to 2% at the intersection of Roads A & 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:

Increase the intersection grade from 1% to 2% at the intersection of Road A Sevierville Pike.

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

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

Engineering Comments:

#### 4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the maximum grade from 12% to 12.28%.

Approval required by: Planning Commission ☒ Engineering ☐

Engineering supports the alternative design standard requested

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

Engineering Comments:

The site has topographic challenges.

#### 5. 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:

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: 2024.09.30 10:59:19  
-04'00'**Christopher Sharp****9/30/24**

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 K value from 25 to 20 between stations 5+95.37 and 8+08.10.

### **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 area where we are requesting the variance is relatively steep.

- 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 requested K value meets AASHTO requirements.

- 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.

We are of the opinion that the reduction in K value will not adversely affect the subdivision or surrounding 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.



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:**

Decrease the distance between broken back curves from 150' to 95' between stations 6+30.69 and 7+26.46.

### **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 geometry is irregular. It narrows from north to south.

- 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 geometry is irregular. It narrows from north to south.

- 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.

Granting the variance will not create an unsafe condition and will not negatively impact 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 applicant's justification.

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.

### **3. VARIANCE REQUESTED:**

Reduce the K value from 25 to 20 at the intersection of Road A and Sevierville Pike.

#### **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 terrain is steep at the intersection.

- 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 requested variance is at a stop condition. Speeds will be low.

- 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.

Granting the variance will not create an unsafe condition and will not negatively impact 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.



# 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

Option Holder

Affiliation

10/2/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-SJ-24-C / 11-M-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

John Johnson

Owner Name (if different)

440 Highland View Dr Knoxville TN 37920

Owner Address

828-702-8413

Owner Phone / Email

7803 SEVIERVILLE PIKE / 7807, 7809 SEVIERVILLE PIKE

Property Address

125 04001, 041, 04301

Parcel ID

11.4 acres

Tract Size

Part of Parcel (Y/N)?

Knox-Chapman Utility District

Sewer Provider

Knox-Chapman Utility District

Water Provider

No

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

## 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) <b>33-lot subdivision for single family houses</b>			

## SUBDIVISION REQUEST

<b>7803 Sevierville Pike</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	<b>33</b>
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)	

**2.89 du/ac**

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
<b>\$1,600.00</b>	
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.

<b>Mesana Investments, LLC</b>	<b>10/2/2024</b>
Applicant Signature	Date

Phone / Email

<b>John Johnson</b>	<b>10/2/2024</b>
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 ☐ PA
- ☐ Rezoning

Mesana Investments, LLC

Option Holder

Applicant Name

Affiliation

9/27/24

11/14/24

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.

- ☐ 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

John Johnson

440 Highland View Dr.

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7803, 7805 and 7809 Sevierville Pike (37920)

12504001, 125041 & 12504301

Property Address

Parcel ID

Knox Chapman

Knox Chapman

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

## DEVELOPMENT REQUEST

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

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

Other (specify) **33-lot subdivision for single family houses**

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number

- ☐ Combine Parcels
 ☒ Divide Parcel

**33**

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  
☐ Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

- ☐ 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*

dotloop verified  
09/27/24 4:32 PM EDT  
BCPD-NR4W-9GYF-TWVT

Mesana Investments, LLC

Applicant Signature

Please Print

Date

(865) 806-8008

swd444@gmail.com

Phone Number

Email

*John B. Johnson*  
Property Owner Signature

*JOHN B. JOHNSON*  
Please Print

Date Paid



# Property Owners Option Holders

**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**  
Please print or type in black ink:

## Acknowledgement

*By signing below, you acknowledge 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*

Signature: John B. Johnson Name: JOHN B. JOHNSON Affiliation: OWNER Date: 9-27-24 ☒ Owner ☐ Option Holder

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Signature: \_\_\_\_\_ Name: \_\_\_\_\_ Affiliation: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ Owner ☐ Option Holder

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Signature: \_\_\_\_\_ Name: \_\_\_\_\_ Affiliation: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ Owner ☐ Option Holder

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Signature: \_\_\_\_\_ Name: \_\_\_\_\_ Affiliation: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ Owner ☐ Option Holder

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Signature: \_\_\_\_\_ Name: \_\_\_\_\_ Affiliation: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ Owner ☐ Option Holder

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Signature: \_\_\_\_\_ Name: \_\_\_\_\_ Affiliation: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ Owner ☐ Option Holder

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_



# Public Notice and Community Engagement

## Sign Posting and Removal

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.

**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.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

**By signing below,** you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/01/2024

11/15/2024

Date to be Posted

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting

*Trey Ridenour*

dotloop verified  
09/30/24 3:02 PM EDT  
FL70-D9TG-MUNX-LPOG

Applicant Signature

Mesana Investments, LLC

Applicant Name

09/30/2024

Date

11-SJ-24-C & 11-M-24-DP

FILE NUMBER