



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 9-SA-24-C

**AGENDA ITEM #:** 22

9-B-24-DP

**AGENDA DATE:** 9/12/2024

▶ **SUBDIVISION:** 0 HARVEY RD

▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS LLC

OWNER(S): Sam Harvey

TAX IDENTIFICATION: 169 00903

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 HARVEY RD

▶ **LOCATION:** West side of Harvey Rd, north of S Northshore Dr

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 13.42 acres

▶ **ZONING:** PR (Planned Residential) up to 2 du/ac

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

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac, A (Agricultural)  
South: Single family residential - PR (Planned Residential) up to 3 du/ac  
East: Agriculture/forestry/vacant land - PR (Planned Residential) at up to 3 du/ac, A (Agricultural)  
West: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac

▶ **NUMBER OF LOTS:** 26

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

ACCESSIBILITY: Access is via Harvey Rd, a minor collector with a pavement width of 20 ft within 54 ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCES  
None.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

1) Reduce the minimum horizontal curve radius on Road 'A' from 250 ft to 125 ft at STA 1+43.20.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the alternative design standard 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 10 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) Providing sight distance easements through the horizontal curve radius less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways that cannot be located outside the sight distance easement must have a 20 ft depth outside the sight distance easement.
- 4) Providing shared driveways for the lots that access Harvey Road, as shown on the concept plan.
- 5) Providing a vehicle turnaround for all driveways access points to Harvey Road.
- 6) On the final plat, the area south of Lot 26 must be either incorporated into Lot 26 or labeled as a common area.
- 7) 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 an MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.
- 8) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 9) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 10) 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 up to 26 detached residential lots, subject to 1 condition.**

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

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:**

This proposal is for a 26-lot detached residential subdivision on 13.42 acres at a density of 1.9 du/ac. In June 2024 (5-L-24-RZ), the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac. Nine (9) lots use Harvey Road as frontage, with every other lot sharing an access point. The remaining 17 lots access an extension of Crescent Oaks Lane, which was constructed with The Oaks subdivision. The right-of-way of Crescent Oaks Lane was extended to the subject property with the intention of being extended in the future. If the road were not intended to be extended, a cul-de-sac would have been required at the end of the road. The proposed lots have a similar width and size as those in The Oaks subdivision.

**ALTERNATIVE DESIGN STANDARDS**

The applicant is requesting to reduce the minimum horizontal curve radius from 250 ft to 125 ft. The reduced radius helps to reduce grading towards the stream and reduces vehicle speeds. A sight distance easement is required on the inside of the curve through an area that is not a building lot.

**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 4.5 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 1.9 du/ac.
- C. The property has a stream that bisects the east and west sides of the property. The PR zone allows the clustering of lots away from sensitive environmental features like streams.

## 2) COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. Seventeen (17) of the 26 lots will be along an extension of Crescent Oaks Lane, which was constructed with The Oaks subdivision. This is consistent with Policy 11, to promote connectivity with new development.

## 3) FUTURE LAND USE MAP

A. The property is classified as the RL (Rural Living) place type on the Future Land Use Map. Rural Living areas are primarily made up of single family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial that supports agriculture and civic uses.

B. Single family residential on a wide range of lot sizes is a primary use in the RL place type. Primary uses are intended to be the predominant focus of the place. – The proposed single family development with varying lot sizes is consistent with the RL place type.

C. The proposal conforms to the form attributes of the TN place type, which recommends building heights of 1-2 stories. – The maximum height is 35 ft for houses in the PR zone.

D. The RL place type allows consideration of PR (Planned Residential) up to 2 du/ac as a partially related zone per the Place Type and Zoning Correspondence Matrix (Appendix H of the Comprehensive Plan). The proposed development has a density of 1.9 du/ac.

## 4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The purposes of the Planned Growth Area 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: 292 (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.

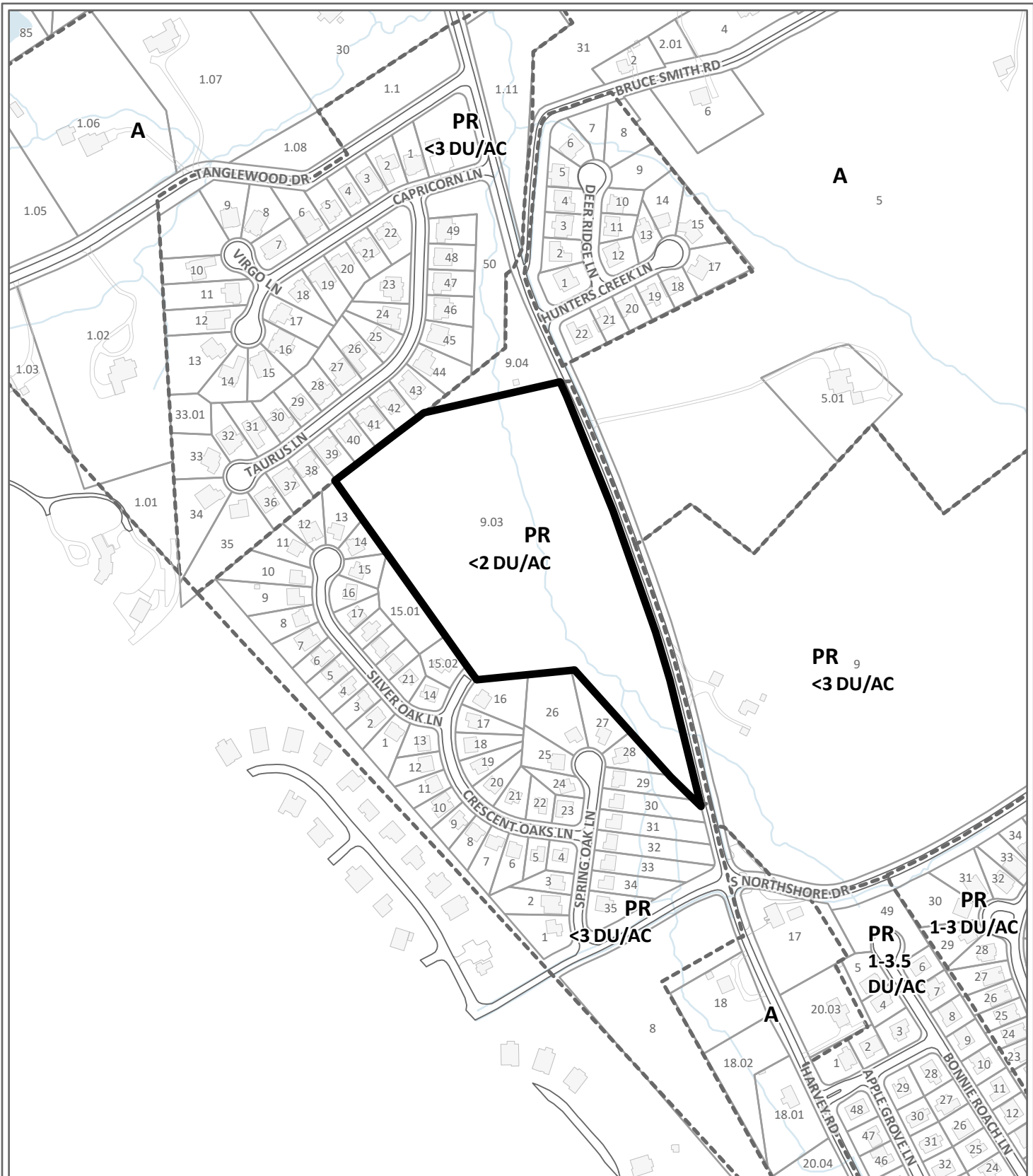
ESTIMATED STUDENT YIELD: 11 (public school children, grades K-12)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut 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**

**9-SA-24-C / 9-B-24-DP**

**Petitioner:** Mesana Investments LLC



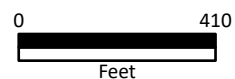
Detached houses in PR (Planned Residential) up to 2 du/ac

**Map No:** 169

**Jurisdiction:** County

**Original Print Date:** 8/8/2024

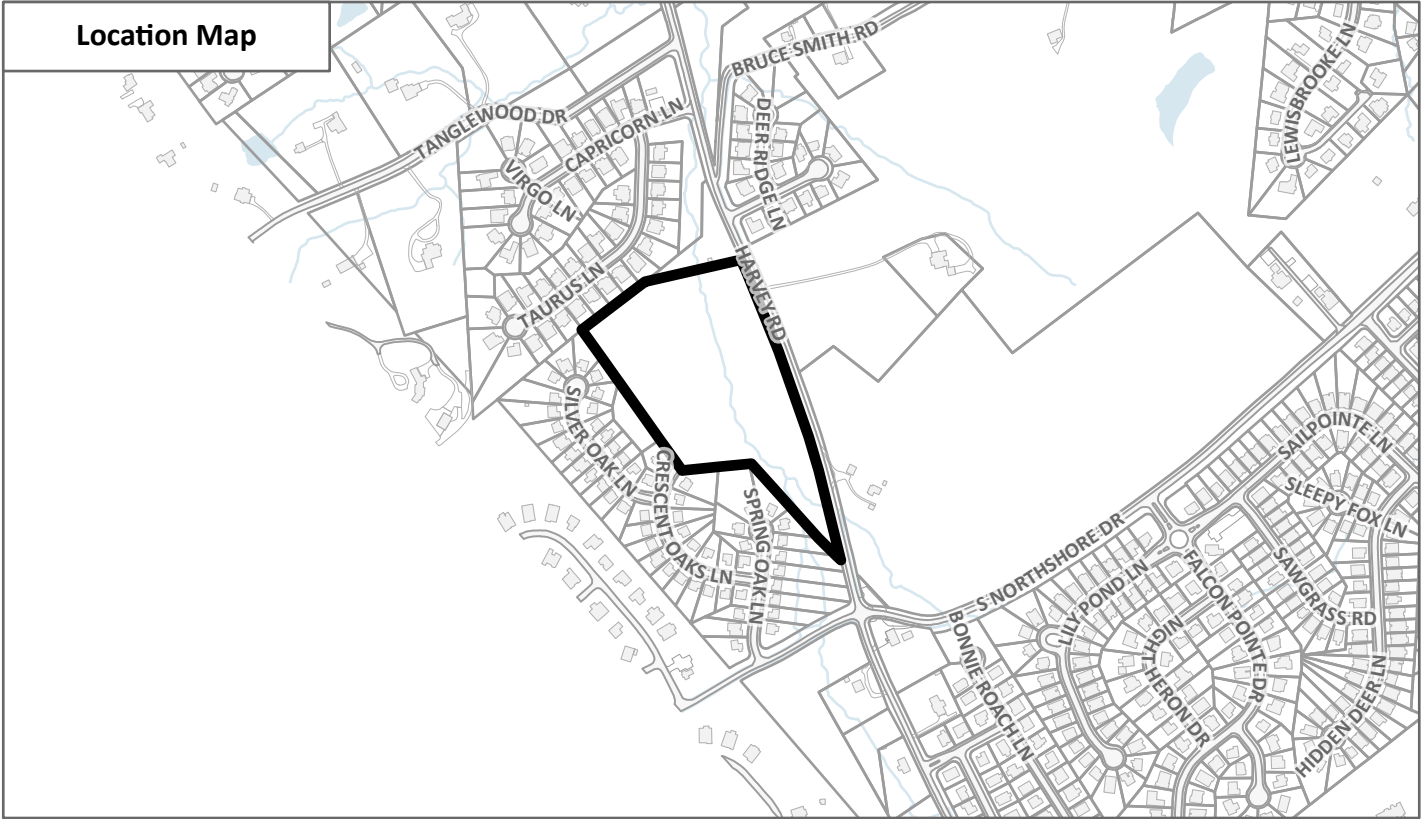
Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902





# Exhibit A. Contextual Images

Location Map



Aerial Map

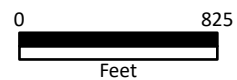


CONTEXTUAL MAPS 1

9-B-24-DP / 9-SA-24-C



Case boundary

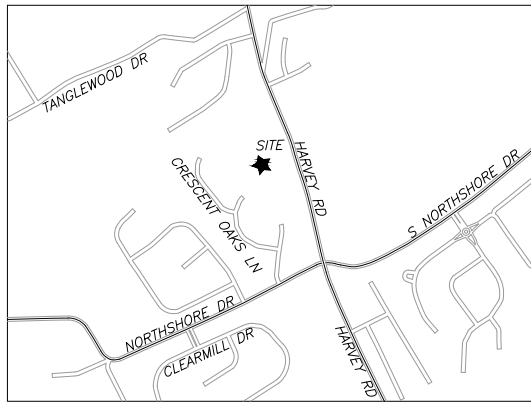


# CONCEPT PLAN

U.E.I. PROJECT NO. 2407024

# 0 HARVEY ROAD

SITE ADDRESS: 0 HARVEY ROAD, KNOXVILLE, TENNESSEE 37922  
CLT MAP 169, PARCEL 9.03



LOCATION MAP

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

 SITE ENGINEER:  
URBAN ENGINEERING, INC.  
CHRIS SHARP  
10330 HARDIN VALLEY ROAD, SUITE 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 LCUB
- 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

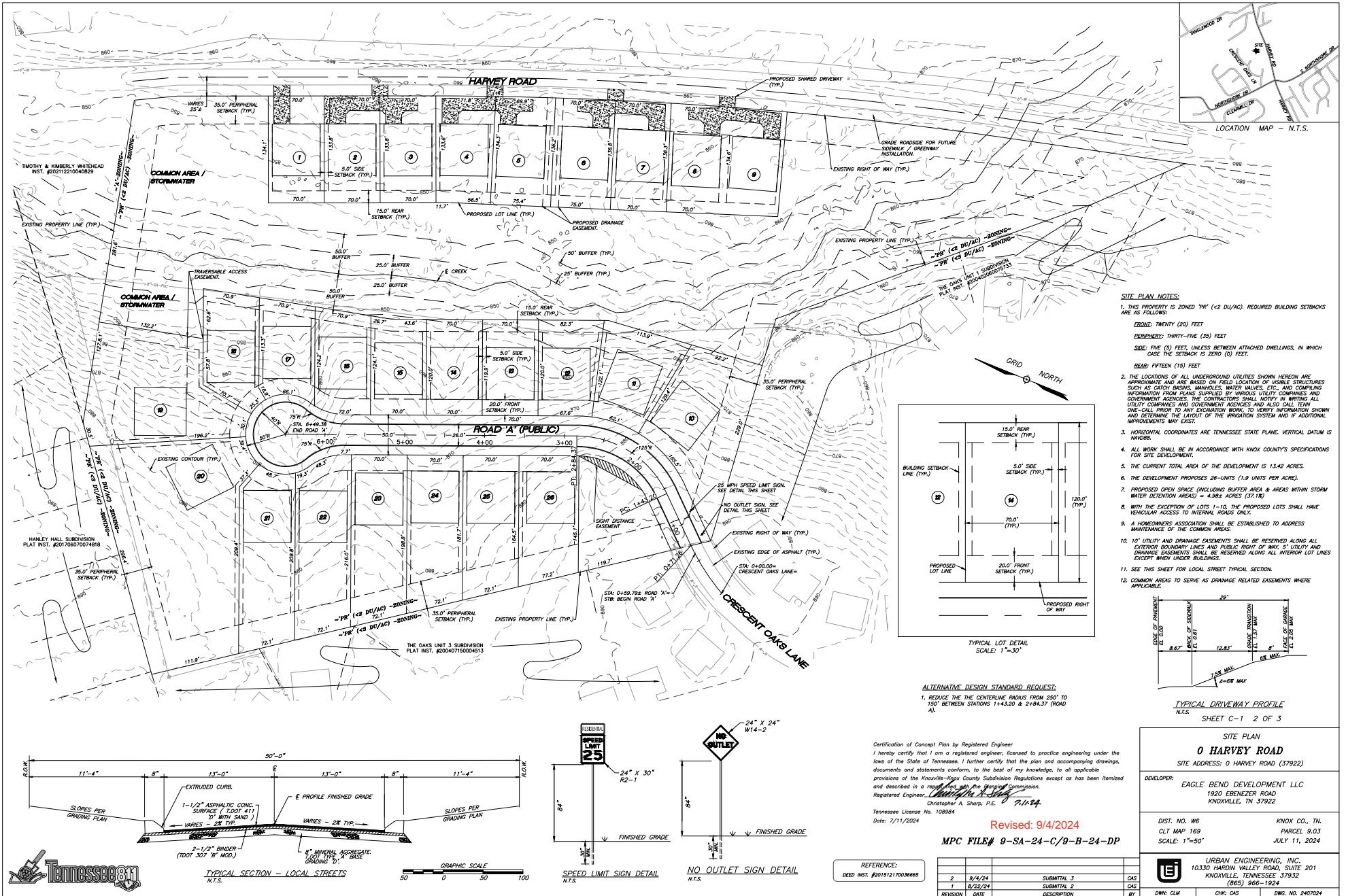
## SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
ROAD 'A' PROFILE	C-2

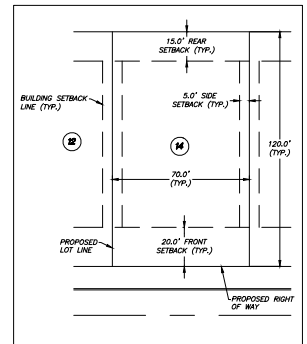
Revised: 9/4/2024

MPC FILE# 9-SA-24-C/9-B-24-DP

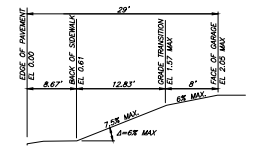
ISSUE NO.	DATE	DESCRIPTION
3	9/4/24	SUBMITTAL 3
2	8/22/24	SUBMITTAL 2



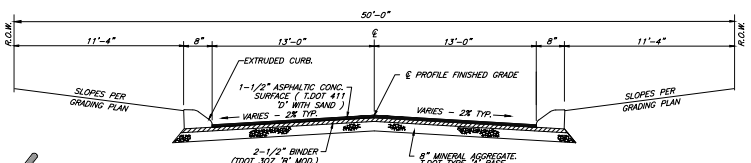
- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED PFR (C-2 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
**FRONT:** TWENTY (20) FEET  
**REAR:** THIRTY-FIVE (35) FEET  
**SIDE:** FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.  
**REAR:** FIFTEEN (15) 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 COMPILED 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.
  3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS MNGSBS.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 13.42 ACRES.
  6. THE DEVELOPMENT PROPOSES 26 UNITS (1.9 UNITS PER ACRE).
  7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER RETENTION AREAS) = 4.982 ACRES (37.1%).
  8. WITH THE EXCEPTION OF LOTS 1-10, THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
  9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
  10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
  11. SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
  12. COMMON AREAS TO SERVE AS DRAINAGE RELATED EASEMENTS WHERE APPLICABLE.



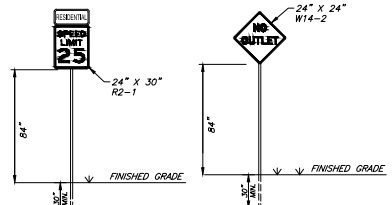
**ALTERNATIVE DESIGN STANDARD REQUEST:**  
 1. REDUCE THE CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 1+43.20 & 2+84.37 (ROAD A).



TYPICAL DRIVEWAY PROFILE  
 N.T.S. SHEET C-1 2 OF 3



TYPICAL SECTION - LOCAL STREETS  
 N.T.S.



SPEED LIMIT SIGN DETAIL N.T.S.  
 NO OUTLET SIGN DETAIL N.T.S.

Certification of Concept Plan by Registered Engineer  
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Morgan County Subdivision Regulations except as has been Revitized and described in a report filed with the Planning Commission.  
 Registered Engineer: *Christopher A. Sharp, P.E.*  
 Tennessee License No. 108884  
 Date: 7/11/2024  
 Revised: 9/4/2024

MPC FILE# 9-SA-24-C/9-B-24-DP

REFERENCE:  
 DEED INST. #201512170036695

REVISION	DATE	DESCRIPTION
1	9/23/24	SUBMITTAL 2
2	9/24/24	SUBMITTAL 3

**SITE PLAN**  
**0 HARVEY ROAD**  
 SITE ADDRESS: 0 HARVEY ROAD (37922)

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

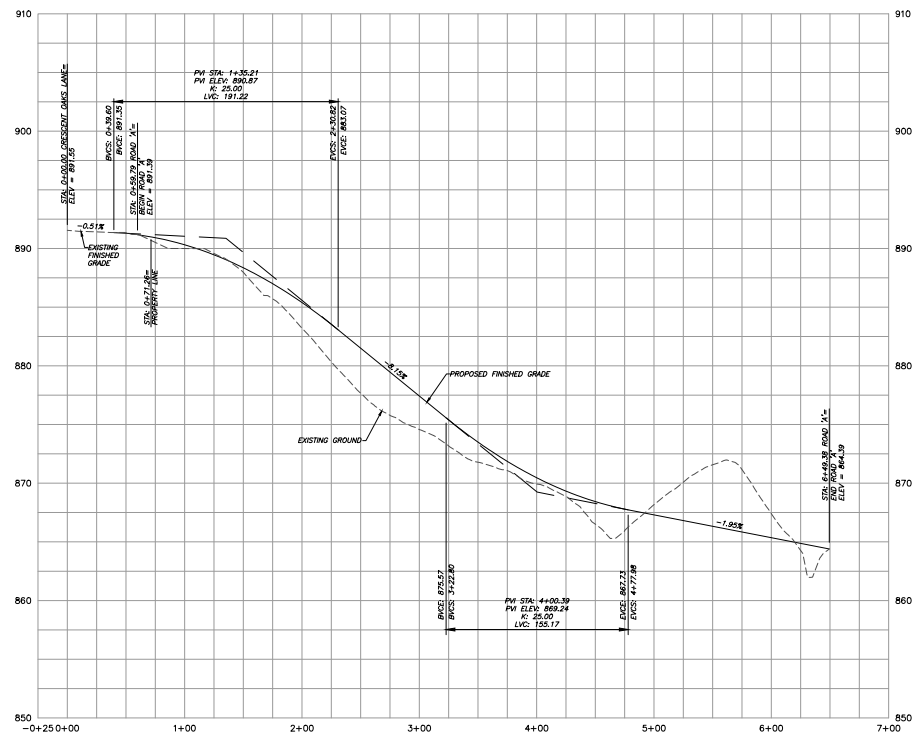
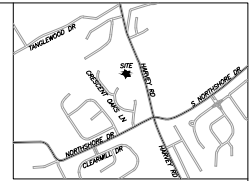
DIST. NO. W6 KNOX CO., TN  
 CLT MAP 169 PARCEL 9.03  
 SCALE: 1"=50' JULY 11, 2024

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

DWG: CLM CHG: CAS DWG. NO. 2407024







PROFILE-ROAD 'A'  
 1"=50' (HORIZONTAL)  
 1"=5' (VERTICAL)

SHEET C-2 3 OF 3

ROAD 'A' PROFILE  
**0 HARVEY ROAD**  
 SITE ADDRESS: 0 HARVEY ROAD (37922)

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

DIST. NO. W6 KNOX CO., TN.  
 CLT MAP 169 PARCEL 9.03  
 SCALE: AS NOTED JULY 11, 2024

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

Revised: 9/4/2024  
**MPC FILE# 9-SA-24-C/9-B-24-DP**

REFERENCE:  
 DEED INSTR. #201912170036699

REVISION	DATE	DESCRIPTION	BY

DWN: CLM    CHG: CAS    DWG. NO. 2407024





# 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.***

<b>Chris Sharp</b> <small>Digitally signed by Chris Sharp Date: 2024.08.20 14:19:35 -04'00'</small>	Christopher Sharp	8/20/24
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 centerline radius from 250' to 125' between stations 1+43.20 and 2+84.37 (Road A).

**Approval required by:** Planning Commission  Engineering

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES  NO

**Engineering Comments:**

### **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 LLC

Applicant Name	Affiliation
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7/17/2024	9/12/2024	9-SA-24-C / 9-B-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.*

**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

Sam Harvey	3300 Lee Street NE	
Owner Name (if different)	Owner Address	Owner Phone / Email

**0 HARVEY RD**

Property Address

169 00903		13.42 acres
Parcel ID	Part of Parcel (Y/N)?	Tract Size

First Knox Utility District	First Knox Utility District	
Sewer Provider	Water Provider	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>Detached houses</b>	

## SUBDIVISION REQUEST

<b>0 Harvey Rd</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	<b>27</b>
<input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input checked="" 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

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$1,600.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	<b>Mesana Investments LLC</b> Please Print	<b>7/17/2024</b> Date
Phone / Email		
Property Owner Signature	<b>Sam Harvey</b> Please Print	<b>7/17/2024</b> Date

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  PA
  - Rezoning

Mesana Investments, LLC Option Holder

Applicant Name Affiliation

07/15/2024 9/12/24 File Number(s)

Date Filed Meeting Date (if applicable) 9-SA-24-C  
9-B-24-DP

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

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

Chris Sharp Urban Engineering, Inc.

Name Company

10330 Hardin Valley Road, Suite 201 Knoxville TN 37932

Address City State ZIP

(865) 966-1924 chris@urban-eng.com

Phone Email

**CURRENT PROPERTY INFO**

Sam Harvey 3300 Lee Street, NE

Property Owner Name (if different) Property Owner Address Property Owner Phone

0 Harvey Road (37772) 169 00903

Property Address Parcel ID

FUD FUD No

Sewer Provider Water Provider Septic (Y/N)

**STAFF USE ONLY**

General Location Tract Size

City  County
 District
Zoning District
Existing Land Use

Planning Sector Land Use / Place Type Growth Policy Plan Designation

CITY COUNTY



### DEVELOPMENT REQUEST

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

### SUBDIVISION REQUEST

Proposed Subdivision Name _____ <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Unit / Phase Number _____    Total Number of Lots Created _____  <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number
---	------------------------------

### ZONING REQUEST

<input type="checkbox"/> Zoning Change    Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change    Proposed Plan Designation(s) _____  Proposed Density (units/acre) _____    Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify) _____	Pending Plat File Number
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### STAFF USE ONLY

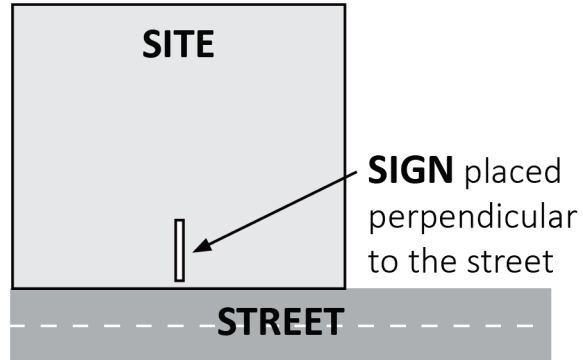
<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission  <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request ( <i>Comprehensive Plan</i> )  <b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan</i> ) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist ( <i>Hillside Protection</i> )	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">Fee 1</td> <td style="width:40%;"></td> </tr> <tr> <td>Fee 2</td> <td rowspan="3" style="font-size: 1.2em; color: red; vertical-align: middle;">\$1600.00</td> </tr> <tr> <td>Fee 3</td> </tr> <tr> <td> </td> </tr> </table>	Fee 1		Fee 2	\$1600.00	Fee 3	
Fee 1							
Fee 2	\$1600.00						
Fee 3							

### AUTHORIZATION

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

	Mesana Investments, LLC	7/11/24
Applicant Signature	Please Print	Date
(865) 693-3356	swd444@gmail.com	
Phone Number	Email	
Sam W Harvey    07/12/24	Sam W Harvey	07/17/2024, SG
Property Owner Signature	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:*

\_\_\_\_\_ 08/30/2024 \_\_\_\_\_ and \_\_\_\_\_ 09/13/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments, LLC

Date: 07/17/2024

File Number: 9-SA-24-C & 9-B-24-DP

- Sign posted by Staff
- Sign posted by Applicant