



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 2-SD-25-C

AGENDA ITEM #: 22

2-F-25-DP

AGENDA DATE: 2/13/2025

► **SUBDIVISION:** 0 DRY GAP PIKE

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

OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 57 12515

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 DRY GAP PIKE

► **LOCATION:** East side of Dry Gap Pike, north of Rifle Range Dr

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Knob Fork Creek

► **APPROXIMATE ACREAGE:** 2.17 acres

► **ZONING:** PR (Planned Residential) up to 5 du/ac

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

► **PROPOSED USE:** 6-lot attached dwelling subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential, public park - PR (Planned Residential) up to 5 du/ac
South: Single family residential - PR (Planned Residential) up to 5 du/ac
East: Single family residential, agricultural/forestry/vacant land - PR (Planned Residential) up to 5 du/ac
West: Public/quasi-public land (Hospice House) - PR (Planned Residential) up to 5 du/ac

► **NUMBER OF LOTS:** 6

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

ACCESSIBILITY: Access is via Dry Gap Pike, a major collector with a pavement width of 20 ft within a right-of-way which varies from 50 ft to 65 ft.

► **SUBDIVISION VARIANCES REQUIRED:** **VARIANCE:**
1. Reduce the minimum vertical curve (sag) K value from 25 to 20 at PVI STA 0+28.10 on private road 'A'.
2. Reduce the minimum right-of-way width of private road 'B' from 50 ft to 33.4 ft where the right-of-way abuts the public right-of-way of Dry Gap Pike.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduce the street frontage of the proposed lots from 25 ft to 22 ft.

2. Reduce the pavement width of private roads 'A' and 'B' from 26 ft to 24 ft.

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

1. Reduce the minimum right-of-way width of private roads 'A' and 'B' from 50 ft to 40 ft.
2. Increase the maximum road grade of road 'A' from 1% to 2% at its intersections with Dry Gap Pike and road 'B'.
3. Reduce the corner radius from 25' to 15' for road 'A' at its intersections with Dry Gap Pike and road 'B'.

STAFF RECOMMENDATION:

- **Approve the variance to reduce the K value of road 'A' from 25 to 20 at PVI station 0+28.10, based on the following evidence of hardships.**
 - A. The property is encumbered by a 75-ft drainage easement and 150-ft TVA powerline easement which substantially reduce the effective developable area of the property.
 - B. The easements are unique to the property and the shallowness and slope of the developable area makes it challenging to meet the K value requirement.
 - C. Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare as there are no apparent sight-distance issues on Dry Gap Pike and no through connectivity via this private road.

Approve the variance to reduce the minimum right-of-way width of private road 'B' from 50 ft to 33.4 ft where the right-of-way abuts the public right-of-way of Dry Gap Pike.

- A. The property is encumbered by a 75-ft drainage easement and 150-ft TVA powerline easement which substantially reduce the effective developable area of the property.
- B. The easements are unique to the property and the shallowness of the developable area makes it challenging to meet the required width.
- C. Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare as the requested location is at the terminus of this dead-end private road.

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

Approve the concept plan, subject to 6 conditions.

1. Ensuring connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Providing street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including, but not limited to, verifying that the intersections have the required turning radii for large vehicles such as a fire truck or bus.
5. Before certification of the final plat for the subdivision, establishing 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.
6. 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.

- **Approve the development plan for a residential subdivision of up to 6 attached dwelling units in the PR zone, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The maximum height of the attached dwellings shall be 35 ft.

COMMENTS:

The applicant proposes to subdivide this 2.2-acre property into 6 lots for attached dwellings. There is a 75-ft drainage easement and a 150-ft TVA easement running side-by-side through the middle of the property which essentially splits the property into two developable parts. The townhouses are proposed along the front portion of the property. A sidewalk is proposed to connect these units to the Sterchi Greenway that crosses the property between the TVA power lines.

VARIANCES

Both variances are requested because of the existing easements that have reduced the developable portion of the property. The first variance is to reduce the K value of road 'A', which expresses the abruptness of the grade change in a single value. For subdivisions in Knox County, Article 3.04.I.4.b of the Subdivision Regulations requires a minimum K value of 25 for local streets. The second variance is to reduce the right-of-way width of road 'B'. Article 3.04.D.3.a of the Subdivision Regulations requires a minimum width of 50 ft for a private right-of-way serving six or more lots. For subdivisions in Knox County, the Engineering & Public Works Department can reduce the required width to 40 ft as an alternative design standard. A reduction to less than 40 ft, which is required for the western terminus of road 'B' at the pinch point where the property meets Dry Gap Pike, warrants a variance approval by the Planning Commission.

ALTERNATIVE DESIGN STANDARD FOR LOT FRONTAGE

One of the two alternative design standard requests requiring Planning Commission approval is the reduction of street frontage for all six lots from 25 ft to 22 ft. The Planning Commission may approve a reduction of the lot frontage subject to the following requirements (Sub Reg 3.03.B.2) - all lots shall have a minimum front yard setback of 20 ft and guest parking shall be provided throughout the development. The subject lots meet the minimum front setback requirements and two guest parking spaces are provided within the right-of-way of road 'B'.

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 5 du/ac:

A. The PR zone allows attached dwellings 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 of 2.73 du/ac is well below the approved maximum density of 5 du/ac. The site plan as provided conforms to the lot area and setback requirements of the PR zone.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Create neighborhoods with a variety of housing types and amenities in close proximity (Policy 5). – The proposed townhouses will create a variety in the housing forms of this area that is characterized by detached houses. The area is supported by several amenities within a mile, such as Sterchi Elementary School, the Sterchi Greenway, Sterchi Hills Park, and Tommy Schumpert Park.

3) FUTURE LAND USE MAP

A. The property is classified as the SR (Suburban Residential) place type. Attached dwellings are considered secondary uses in the SR (Suburban Residential) place type, and the proposal is consistent with the intent of providing a range of lot sizes and housing size and styles, including some small-scale attached dwellings.

B. The place type specifies a building height maximum of 2 stories and a front setback of 20-30 ft, and stipulates that townhouses have the scale of a single family home. The proposed development meets the setback requirement and the recommended condition to limit the maximum height of the attached dwellings up to 35 ft is consistent with the maximum height of single family houses in the PR zone.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the action of the public and private sectors, particularly with regard to 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: 76 (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.

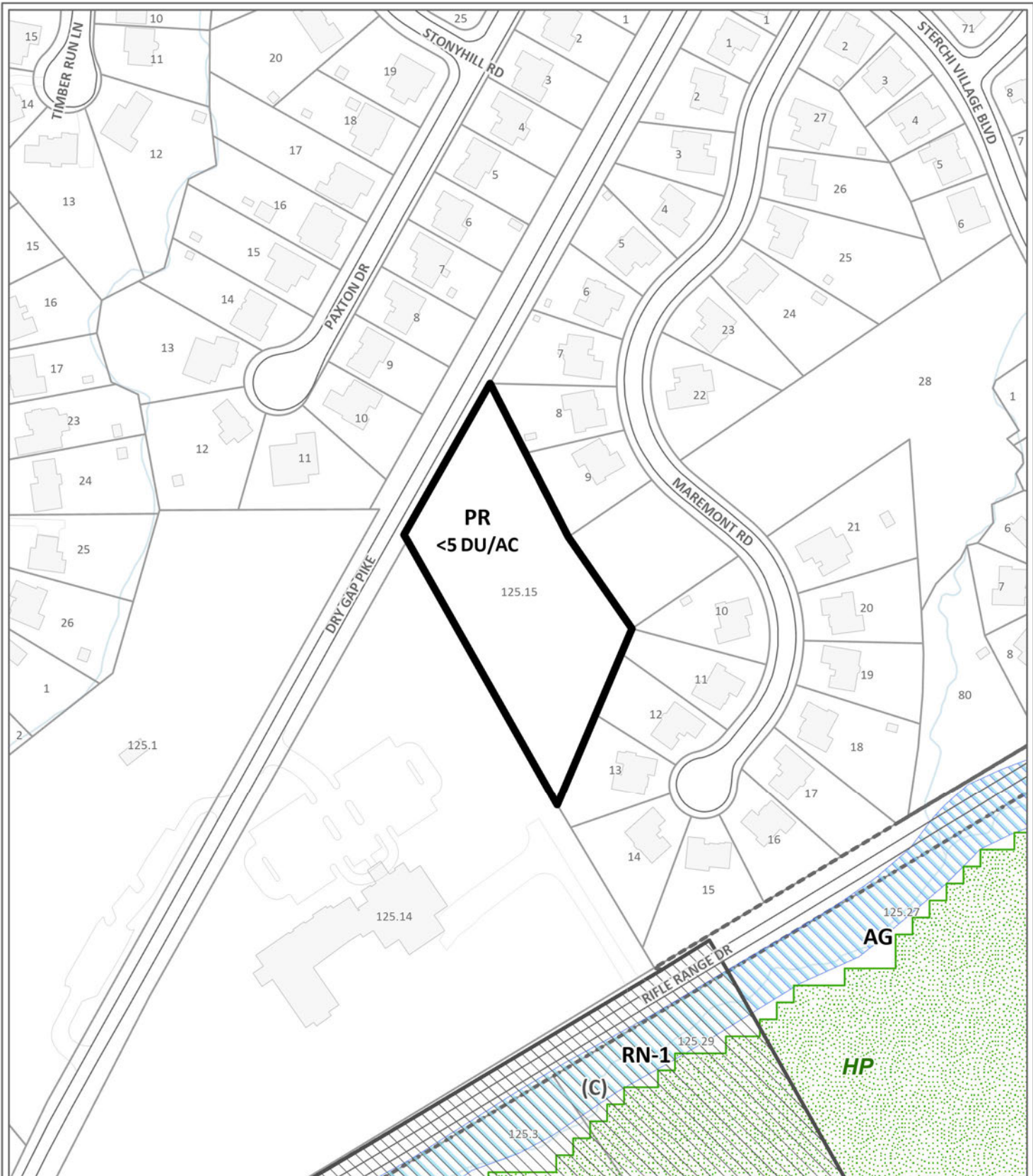
ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central 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 Commission. The date of the Knox County Commission 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

2-SD-25-C / 2-F-25-DP

Petitioner: Mesana Investments, LLC



7-lot attached dwelling subdivision in PR (Planned Residential) up to 5 du/ac

Original Print Date: 1/7/2025

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

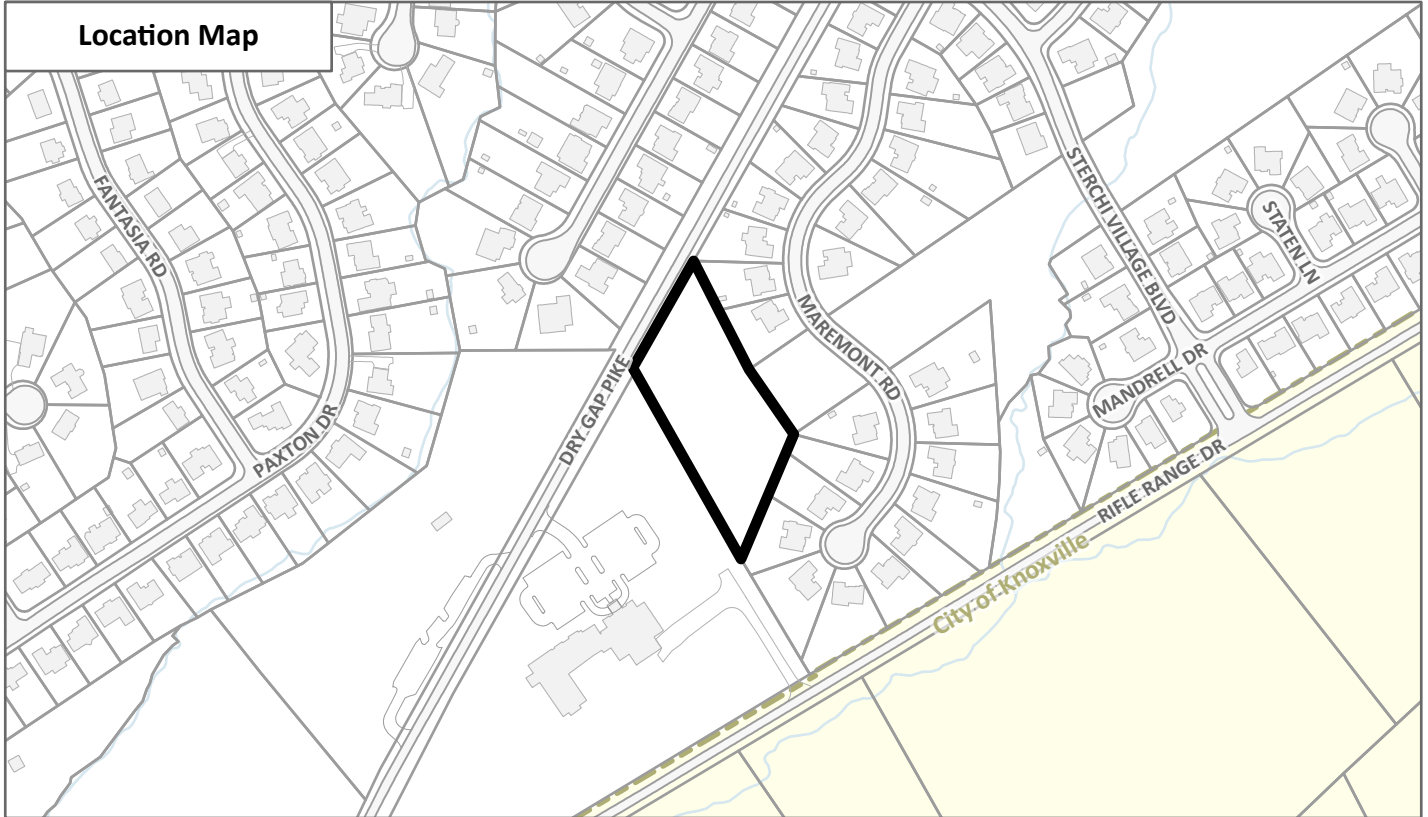
Map No: 57

Jurisdiction: County

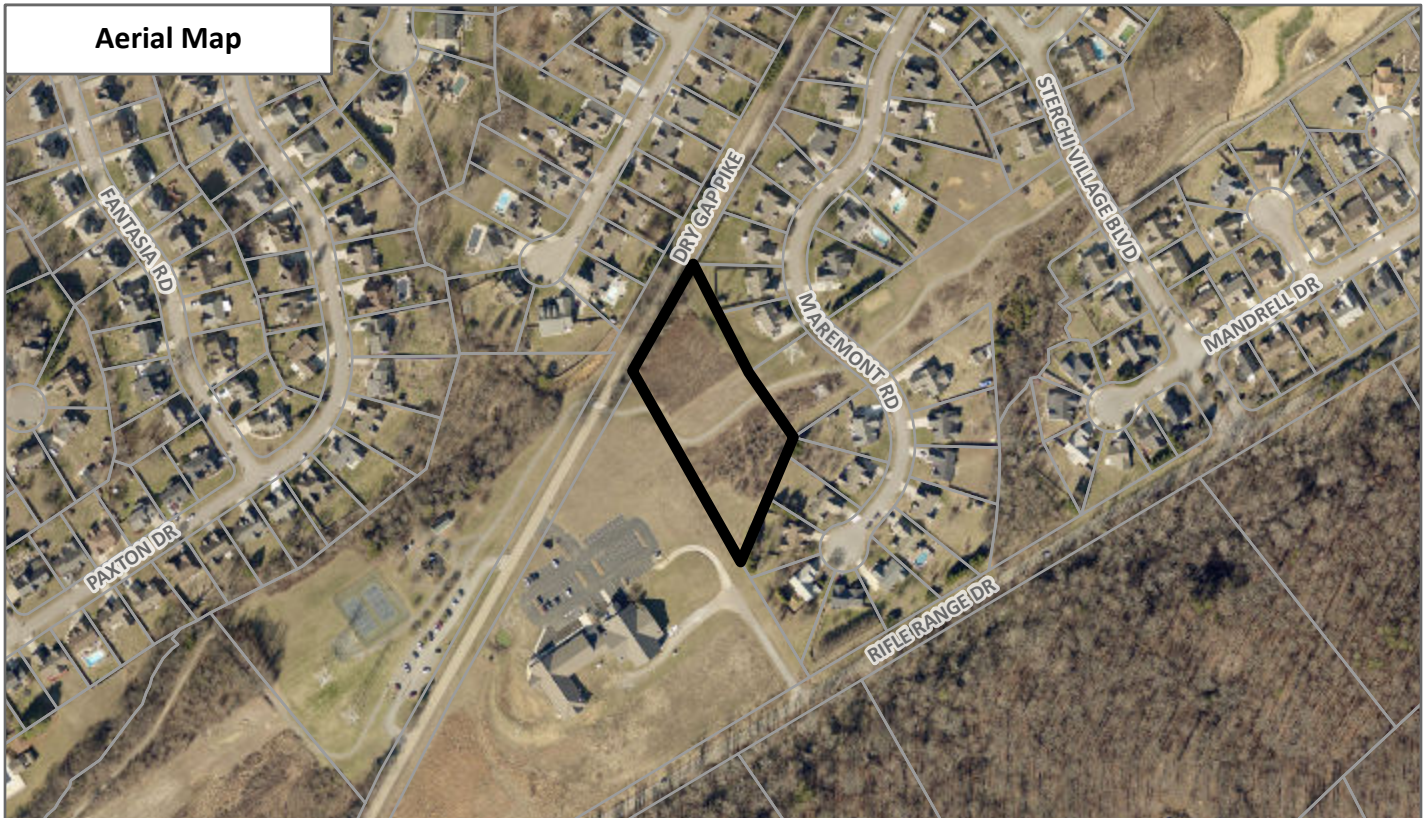


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

2-F-25-DP / 2-SD-25-C



Case boundary

0 410
Feet

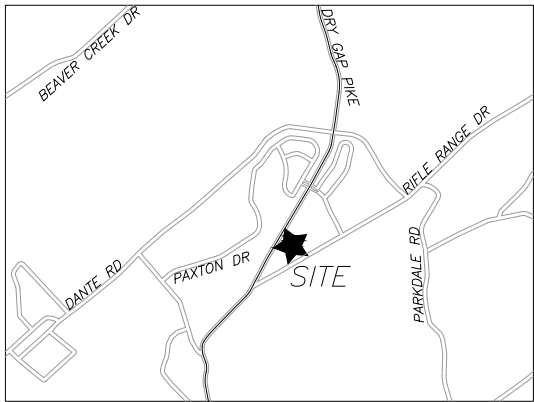


CONCEPT PLAN

U.E.I. PROJECT NO. 2412047

0 DRY GAP PIKE

SITE ADDRESS: 0 DRY GAP PIKE, KNOXVILLE, TENNESSEE 37918
CLT MAP 57, PARCEL 125.15



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

SHEET INDEX

TITLE

TITLE SHEET

SITE PLAN

ROAD PROFILES

SHEET

C-0

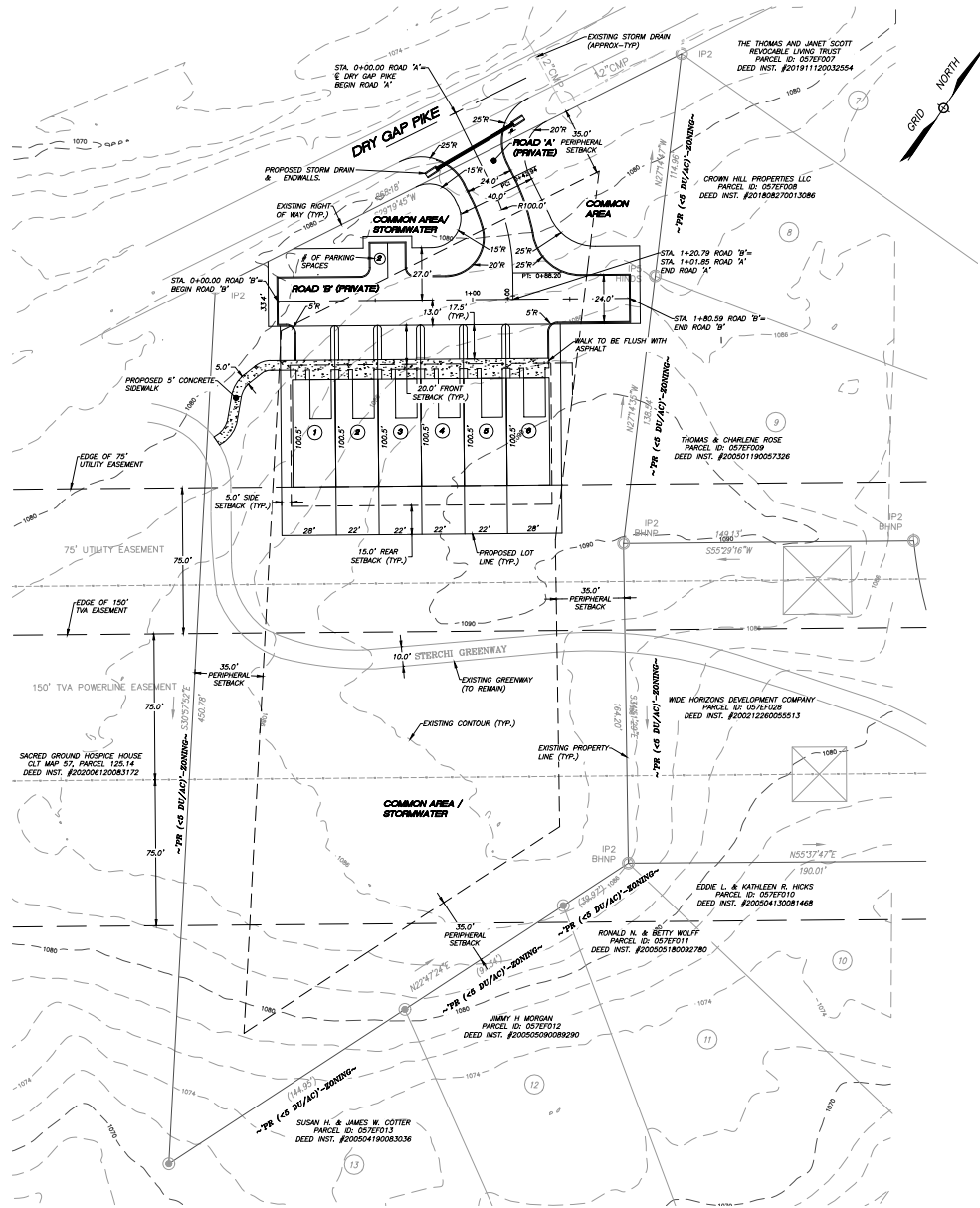
C-1

C-2

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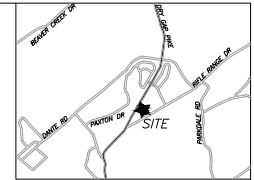
Rev 1.23.2025

3	1/25/25	SUBMITTAL 3
2	1/15/25	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION



VARIANCE / ALTERNATIVE DESIGN STANDARDS:

1. INCREASE THE CENTERLINE GRADE FROM 18" TO 24" AT ROAD A'S INTERSECTIONS WITH DRY GAP PIKE AND ROAD B.
2. REDUCE RIGHT OF WAY WIDTH FROM 50' TO 40' (ROAD A).
3. REDUCE RIGHT OF WAY WIDTH FROM 50' TO 33.4' (ROAD B).
4. REDUCE THE PAVEMENT WIDTH FROM 26' TO 24'.
5. REDUCE THE REQUIRED STREET FRONTAGE TO 22'.
6. REDUCE THE CORNER RADIUS FROM 25' TO 15' (ROAD B AT ROAD A).
7. REDUCE THE CORNER RADIUS FROM 25' TO 15' (ROAD A AT DRY GAP PIKE).
8. REDUCE THE K VALUE FROM 25 TO 20 (ROAD A AT ITS INTERSECTION WITH DRY GAP PIKE).



SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED "P" (S-DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

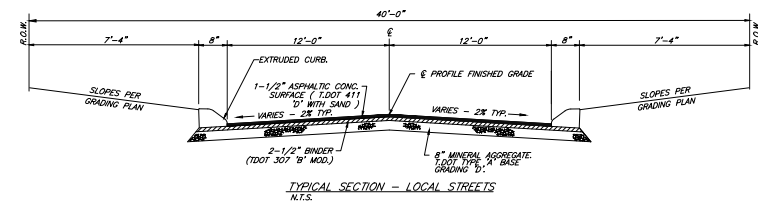
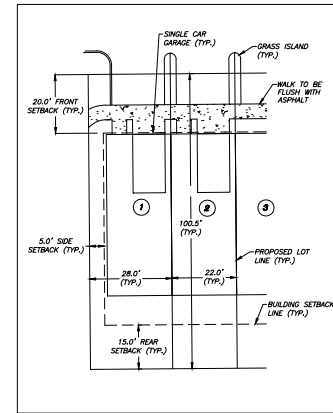
FRONT: HOUSES, TWENTY (20) FEET

PERIMETRY: PERIMETRY BOUNDARY, ALL BUILDINGS SHALL BE SET BACK FROM THE PERIMETRY BOUNDARY NOT LESS THAN TWENTY-FIVE (25) FEET UNLESS ADJACENT TO A AGRICULTURAL, RA, LOW DENSITY RESIDENTIAL, RLS, GENERAL RESIDENTIAL, AND OPEN SPACE. EXISTING, OFF 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 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 UTILITY 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 2.22 ACRES.
6. THE DEVELOPMENT PROPOSES 6-UNITS (2.7 0 UNITS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.634 ACRES (73.44%).
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
11. PROPOSED OFF STREET PARKING = 2 SPACES.



SHEET C-1

SITE PLAN 0 DRY GAP PIKE

SITE ADDRESS: 0 DRY GAP PIKE (37919)

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

DIST. NO. E6 KNOX CO., TN.
CLT MAP 57 PARCEL 125.14
SCALE: 1"=30' DECEMBER 13, 2024



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

DWN: CLM CHG: CAS DWS: NO. 2412047

Certification of Concept Plan by Registered Engineer

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a separate addendum to this permit.

Registered Engineer: Christopher A. Sharp, P.E.

Tennessee License No. 108984

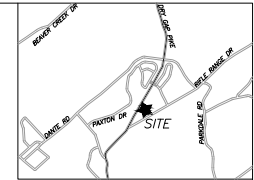
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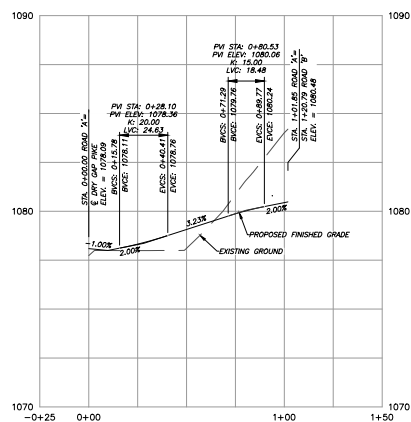
REVISION	DATE	DESCRIPTION	BY
2	1/25/25	PER PLANNING COMMENTS	CAS
1	1/15/25	PER PLANNING / EIR COMMENTS	CAS



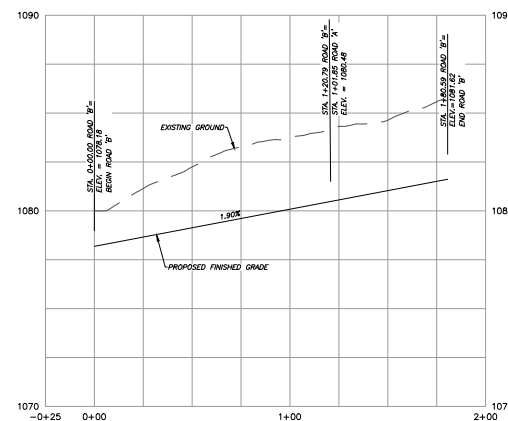
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LOCATION MAP



PROFILE-ROAD 'A'
1"=30' (HORIZONTAL)
1"=3' (VERTICAL)



PROFILE-ROAD 'B'
1"=30' (HORIZONTAL)
1"=3' (VERTICAL)



MPC FILE# 2-SD-25-C/2-F-25-DP

REVISION	DATE	DESCRIPTION	BY
1	1/15/25	PER PLANNING / EPW COMMENTS	CAS

SHEET C-2
ROAD PROFILES
0 DRY GAP PIKE
SITE ADDRESS: 0 DRY GAP PIKE (37918)

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

DIST. NO. E6 KNOX CO., TN.
CLT MAP 57 PARCEL 125.15
SCALE: AS NOTED DECEMBER 13, 2024

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

DWN: CLM CHG: CAS DWS: NO. 2412047



Sample Elevation

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 SharpDigitally signed by Chris Sharp
Date: 2025.01.15 17:49:06
-05'00'**Christopher Sharp****1/15/25**

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 on Road A at its intersection with Dry Gap 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 property is bound by Dry Gap right of way and an electric easement.

- 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 vertical curve is at a stop condition.

- 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.

Approving 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. SE

Steve Elliott

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

2. VARIANCE REQUESTED:

Reduce the right of way width from 50' to 33.4' (Road B).

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

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

The property is bound by Dry Gap right of way and an electric easement.

- 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 private right of way abuts public right of way.

- 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.

Approving 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.

Steve Elliott

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: 2025.01.15 17:15:09
-05'00'

Christopher Sharp

1/15/25

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 required street frontage to 22' to accommodate townhomes.

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:

Reduce the required pavement width from 26' to 24'. The property is constrained from front to back by Dry Gap Pike right of way and an overhead electric easement.

Approval required by: Planning Commission ☒ Engineering ☐

Engineering supports the alternative design standard requested

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

Engineering Comments:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the required right of way width from 50' to 40' (Road A). The property is constrained from front to back by Dry Gap Pike right of way and an overhead electric easement.

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 c.l. grade from 1% to 2% at Road A's intersections with Dry Gap Pk and Road B.

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

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

Engineering Comments:

5. ALTERNATIVE DESIGN STANDARD REQUESTED:

See next page

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

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

Engineering Comments:

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).

5. ~~1.~~ ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the corner radius from 25' to 15' at the intersection of Roads B and A. The property is constrained from front to back by Dry Gap Pike right of way and an overhead electric easement.

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

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

Engineering Comments:

Reduce the corner radius from 25' to 15' at the intersection of Road A and Dry Gap Pike. The property is constrained from front to back by Dry Gap Pike right of way and an overhead electric easement.

At permitting applicant will need to verify a bus 30 template will be able to turn and not back traffic into Dry Gap.

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:

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

OR 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 ☐ PA
☐ Rezoning

Mesana Investments, LLC

Owner

Applicant Name

Affiliation

12/16/24

2/13/25

File Number(s)

Date Filed

Meeting Date (if applicable)

2-SD-25-C /
2-F-25-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

Phone

Email

CURRENT PROPERTY INFO

Mesana Investments, LLC

1920 Ebenezer Road (37922)

(865) 693-3356

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Dry Gap Pike

057 12515

Property Address

Parcel ID

Hallsdale Powell

Hallsdale Powell

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.

View Form

JULY 2024

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) **7-lot attached dwelling subdivision**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel **7**
Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change _____
Proposed Zoning

☐ Plan Amendment Change _____
Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre) _____ Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☒ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ 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

\$725.00

Fee 3

AUTHORIZATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature

Print Name / Affiliation

Date

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

12/30/2024, SG



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.

1/31/2025

2/14/2025

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

Applicant Signature

Mesana Investments, LLC

Applicant Name

12/23/24

Date

2-SD-25-C & 2-F-25-DP

FILE NUMBER