



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 5-SA-20-C **AGENDA ITEM #:** 15
5-A-20-UR **AGENDA DATE:** 6/11/2020

POSTPONEMENT(S): 5/14/2020

▶ **SUBDIVISION:** THOMPSON MEADOWS
▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC
OWNER(S): Tony R. & Don L. Davis

TAX IDENTIFICATION: 20 15801 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7711 Thompson School Rd.

▶ **LOCATION:** West side of Thompson School Rd., north of E. Emory Rd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 43.83 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area has been transitioning from a rural area to a residential area with small, single-family lots. Rezonings to PR began in the mid-1990s, with PR developments being built through the early 2000s. Gibbs Elementary, Middle, and High Schools are nearby to the east off of Tazewell Pike.

▶ **NUMBER OF LOTS:** 189

SURVEYOR/ENGINEER: Robert G Campbell & Associates

ACCESSIBILITY: Access is via Thompson School Road, a major collector 18.6 feet of pavement within 60 feet of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**

- 1) Reduction of reverse curve tangent length from 50 feet to 14.22 feet, Road 'D' between curves C7 & C8.
- 2) Reduction of broken back curve tangent length from 150 feet to 144.45 feet, Road 'D' between curves C8 & C9.
- 3) Reduction of vertical curve K value from 25 to 17.8, Road 'A' (Bill Keaton Road) at STA 11+00.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) Reduction of horizontal curve radius from 250 feet to 150 feet - curve C1.
- 2) Reduction of horizontal curve radius from 250 feet to 150 feet - curve C2.
- 3) Reduction of horizontal curve radius from 250 feet to 150 feet - curve C4.

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:

- 1) Increase maximum intersection grade at both ends of Road 'B' from 1 percent to 3 percent.
- 2) Increase maximum intersection grade for Road 'C' at Road 'D' from 1 percent to 3 percent.

STAFF RECOMMENDATION:

- ▶ **APPROVE** variances 1-3 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE alternate design standards 1-3 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 7 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of Knox County Engineering and Public Works.
4. Meeting all applicable requirements of the Tennessee Department of Environment and Conservation for crossing the "possible stream" with Road 'D'.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities and drainage system.
6. Providing a 200' sight distance easement in curves C4 (Bill Keaton Road) as identified on the Concept Plan.
7. A final plat application based on this concept plan will not be accepted for review until certification of design plan approval has been submitted to Planning staff.

- ▶ **APPROVE** the request for up to 189 detached dwellings on individual lots and a reduction of the peripheral setback to 30 ft, subject to 3 conditions.

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Identifying common area on the Final Plat that is similarly distributed throughout the neighborhood as shown on the Concept Plan.
3. Providing accessible access to the common area park/playground to the rear (west) of lot 45-47, as required by Knox County Engineering and Public Works during design plan review.

With the conditions noted, this plan meets the requirements for approval in the PR District, and the other criteria for approval of a use on review.

COMMENTS:

The proposed subdivision includes 189 lots for detached residential houses on 43.83 acres at a density of 4.3 dwelling units per acre. The subdivision will have access direct access to Thompson School Road and will connect to Bill Keaton Road in the Wheatmeadow subdivision to the north. The rezoning of the property from Agricultural (A) to Planned Residential (PR) up to 5 dwelling units per acre was approved on April 27th by County Commission after being deferred in March because the County Commission was canceled.

A Traffic Impact Letter (TIL) was submitted by the applicants engineer to determine if a turn lane is warranted on Thompson School Road at either the proposed access point or at Wheatmeadow Road, the access for the Wheatmeadow subdivision, since the two subdivisions will have an internal road connection. The TIL assumed a worst-case scenario of having all the traffic from both subdivisions using only the Wheatmeadow

Road access and determined that a turn lane is not required under this scenario, therefore, a turn lane would also not be required at the new access since the traffic will be split between the two access points.

A 50-foot access easement is being provided to the property north of the new access road (Davis - parcel 021-03701). This is being provided because once the new road is installed, this property will not be able to create a new road connection to Thompson School Road without a variance to reduce the minimum 300-ft distance between intersections. The property to the south of the entry road does not require an easement to connect to the new road because its right-of-way touches the property line. In addition, the property to the south can create a road connection to Thompson School Road without a variance and it can connect to two road stub outs in the subdivision to the southeast. The concept plan was revised after the May planning commission meeting to include two additional potential road connections to the adjacent properties, the terminus of Road 'D' now stubs out the Davis property to the southwest and there is a 50' future road access at the Road 'E' cul-de-sac to the Butler property to the west.

The subdivision has four common areas that can be feasibly used by the residents for different functions. The common are located behind lots 45-47 at the Road 'E' cul-de-sac is identified as a park/playground. Staff is recommending a condition that an accessible access to this common area be provided as required by Knox County Engineering and Public Works. The mail center has been moved to both sides of the entry road, adjacent to the first house lots in the neighborhood (lots 72 & 73). Sidewalks are not proposed within the subdivision and are not required according to the County's recently adopted sidewalk policy unless otherwise required by Knox County Engineering and Public Works in accordance with Knox County Code, Chapter 54, Article IV (Sidewalk Construction Standards for New Commercial Developments and Residential Developments Greater Than 5 Lots).

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. No improvements to Thompson School Road are required for this development based on the anticipated number of vehicle trips and the existing condition of the road in this location.
3. An estimated 63 school aged children will live in this subdivision.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the stated conditions, the detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 4.3 du/ac, the proposed subdivision is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

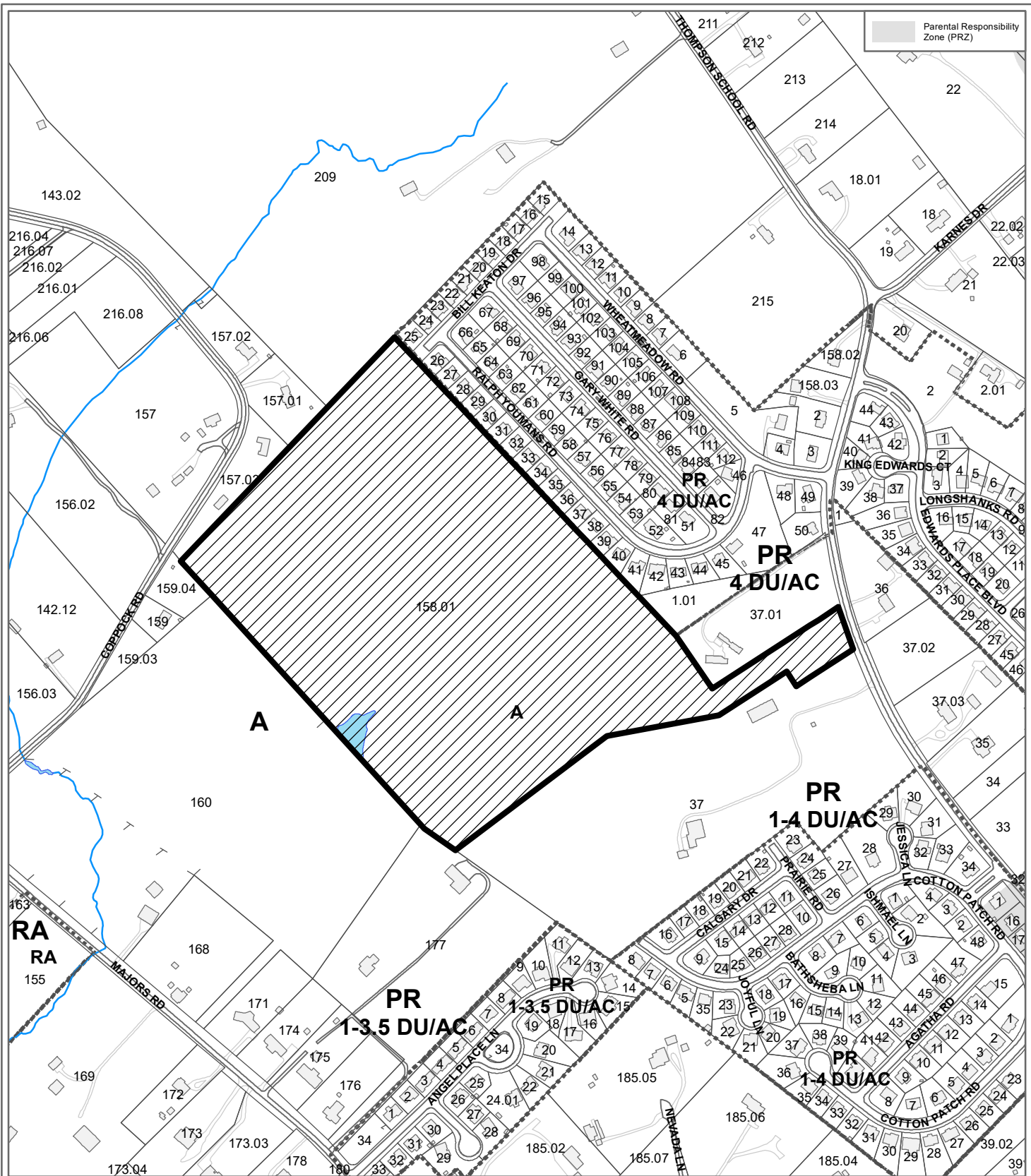
ESTIMATED STUDENT YIELD: 63 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs 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.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**5-SA-20-C / 5-A-20-UR
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential) - pending

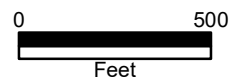
Original Print Date: 4/6/2020
 Knoxville - Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Mesana Investments, LLC
 Thompson Meadows

Map No: 20

Jurisdiction: County

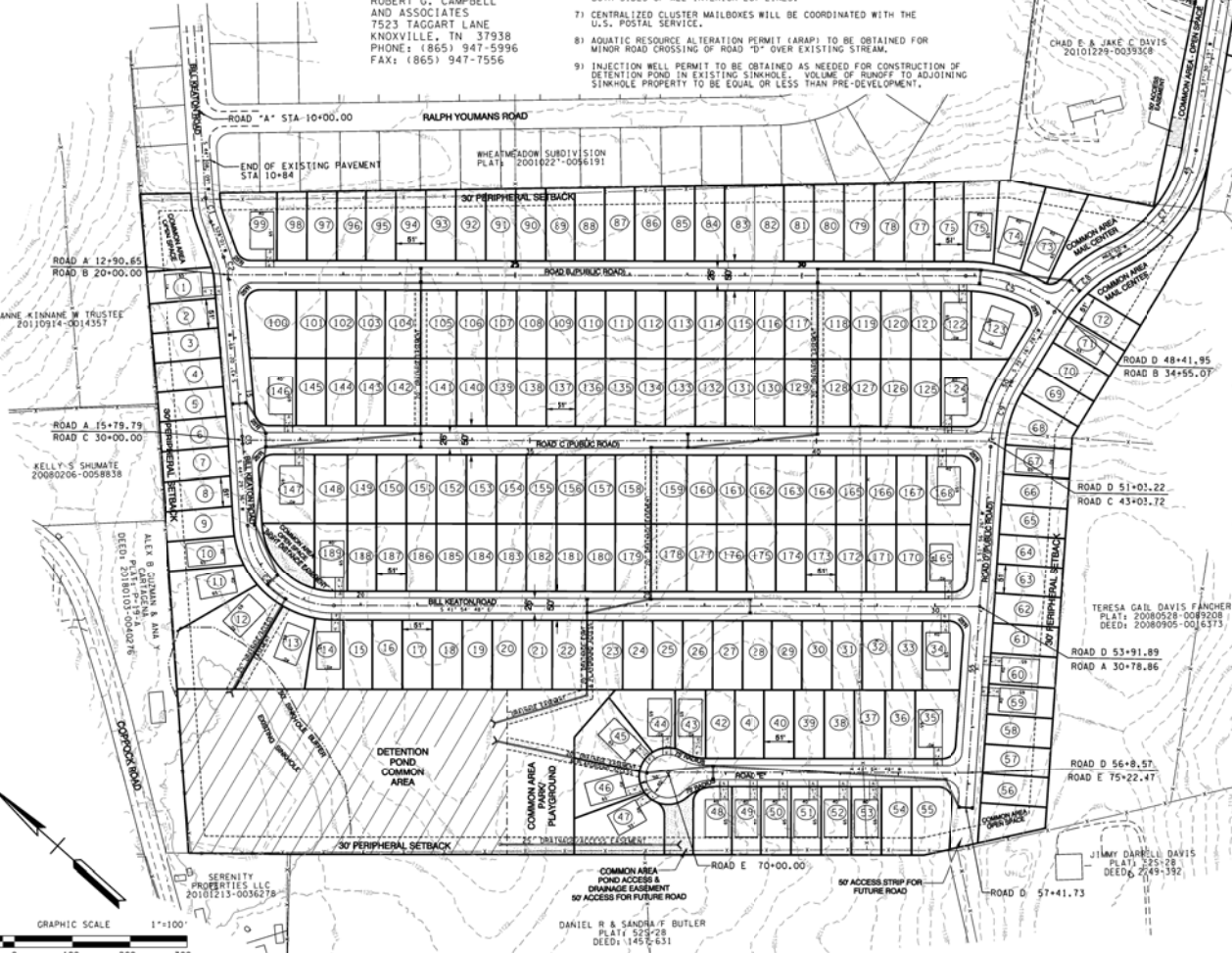
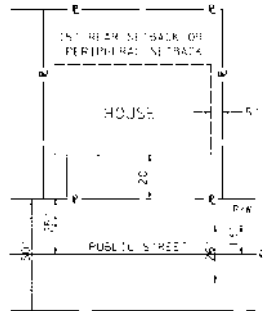


The installation of detention ponds, retention ponds, or other water control structures shall be designed to provide sufficient storage for the peak flow of runoff from the site and to provide for the storage of runoff from adjacent areas. The design shall be based on the peak flow of runoff from the site and shall be based on the peak flow of runoff from adjacent areas. The design shall be based on the peak flow of runoff from the site and shall be based on the peak flow of runoff from adjacent areas.



ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TADGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

- NOTES:
- 1) DETENTION PONDS TO BE CONSTRUCTED AS FIRST ITEM AND USED FOR ALL OTHER CONSTRUCTION.
 - 2) EXISTING UTILITIES FROM PLATS.
 - 3) THE HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTAINING FROM WATER INFILTRATED CONTAINERS.
 - 4) ACCESS TO ALL LOTS FROM INTERNAL ROAD SYSTEM ONLY.
 - 5) THE HOMEOWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONCRETE CURB AND GUTTER. THE DESIGNER DOES NOT WARRANT THE USE OF THE PRODUCTS.
 - 6) A "UTILITY AND FINISHES ESTIMATE" SHALL BE SUBMITTED WITHIN 15 DAYS OF THE DATE OF THIS PLAN. STREETS AND PRIVATE DRIVEWAYS SHALL BE 12 FEET WIDE AND FINISHED EXACTLY 10 FEET IN WIDTH ALONG ALL OTHER EXISTING LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
 - 7) CENTRALIZED CLUSTER MAILBOXES WILL BE COORDINATED WITH THE U.S. POSTAL SERVICE.
 - 8) AQUATIC RESOURCE ALTERATION PERMIT (ARAP) TO BE OBTAINED FOR MINOR ROAD CROSSING OF ROAD "D" OVER EXISTING STREAM.
 - 9) INJECTION WELL PERMIT TO BE OBTAINED AS NEEDED FOR CONSTRUCTION OF DETENTION POND IN EXISTING SINKHOLE. VOLUME OF RUNOFF TO ADJOINING SIMILAR PROPERTY TO BE EQUAL OR LESS THAN PRE-DEVELOPMENT.



- VARIANCES:
- 1) REDUCTION OF REVERSE CURVE TANGENT LENGTH FROM 50 FEET TO 42.22 FEET, ROAD "D" BETWEEN CURVES P+ & E.
 - 2) REDUCTION OF BRIGHT SIDE TANGENT LENGTH FROM 150 FEET TO 144.46 FEET, ROAD "D" BETWEEN CURVES P+ & C.
 - 3) REDUCTION OF VERTICAL CURVE FROM 25 TO 11.8 FEET, ROAD "C" (FROM ROAD "D" AT STA 11+00)

ALTERNATIVE DESIGN 1 (24' DRIVE PROTECTIVE PLANNING COMMISSION APPROVAL)

- 1) REDUCTION OF HORIZONTAL CURVE RADII FROM 250 FEET TO 150 FEET - CURVE C
- 2) REDUCTION OF HORIZONTAL CURVE RADII FROM 250 FEET TO 150 FEET - CURVE D
- 3) REDUCTION OF HORIZONTAL CURVE RADII FROM 250 FEET TO 150 FEET - CURVE E

ALTERNATIVE DESIGN 2 (24' DRIVE PROTECTIVE PLANNING COMMISSION APPROVAL)

- 1) INCREASE MINIMUM INTERSECTION CROSS AT BOTH ENDS OF ROAD "E" FROM 1 PERCENT TO 3 PERCENT.
- 2) INCREASE MINIMUM INTERSECTION CROSS AT ROAD "E" FROM 1 PERCENT TO 3 PERCENT.

CURVE	PC	PT	PI	EA	EB	EC	ED	EA	EB	EC	ED
CURVE C	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46
CURVE D	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46
CURVE E	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46	11+11.46

DEVELOPER:
MESANA DEVELOPMENTS
1920 EBRN 25th ROAD
KNOXVILLE, TN 37922
SCOTT (605)
PHONE: (865) 631-5346

CLT MAP: 020
PARCEL: 158.01
DEED: 20080905-0016372
TOTAL AREA: 43.83 ACRES
NUMBER OF LOTS: 189
PROPERTY ZONED: PR

Revised: 6/2/2020

PLANNING SERVICES FILE NUMBERS: 5-SA-20-C / 5-A-20-UR



NO.	REV.	DESCRIPTION	DATE

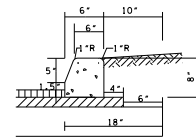


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

THOMPSON MEADOWS
CONCEPT PLAN / USE ON REVIEW

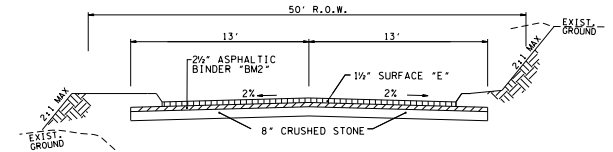
GENERAL LAYOUT
PLAN VIEW

DATE	BY	CHKD	APP'D	SCALE	SHEET NO.	TOTAL SHEETS
5-28-20	MOH			1"=100'	3	3



STANDARD DETAIL OF EXTRUDED CURB

5-SA-20-C
5-A-20-UR
Revised: 6/2/2020

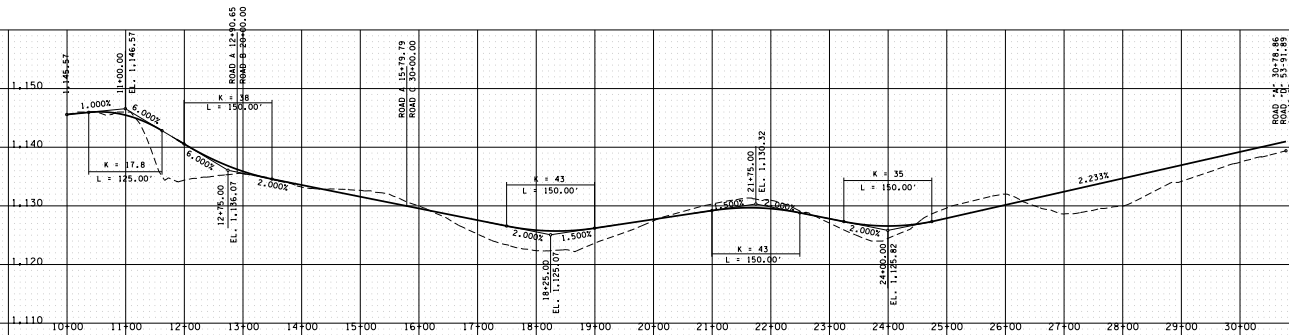


TYPICAL 2 LANE STREET PUBLIC ROADS

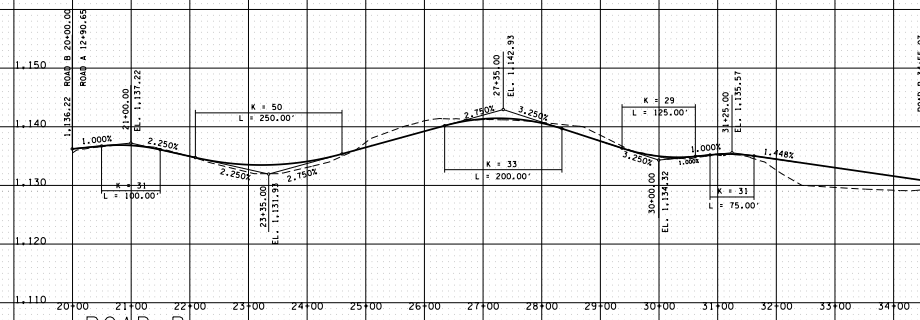
BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

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

* 2 1/2" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



ROAD "A" (BILL KEATON ROAD)



ROAD B

NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

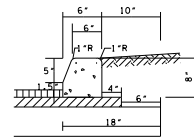


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

THOMPSON MEADOWS
CONCEPT PLAN / USE ON REVIEW

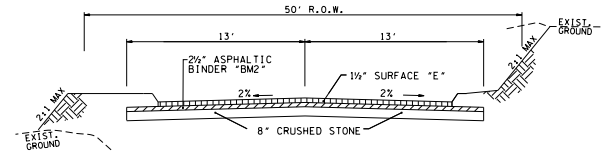
ROAD A & B PROFILES

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=100' HORIZ. 1"=10' VERT.	SHEET TWO
DRAWN BY RCH	DATE 6-20-20	FILE NO. 20042	NO. 2
			OF 3 SHEETS



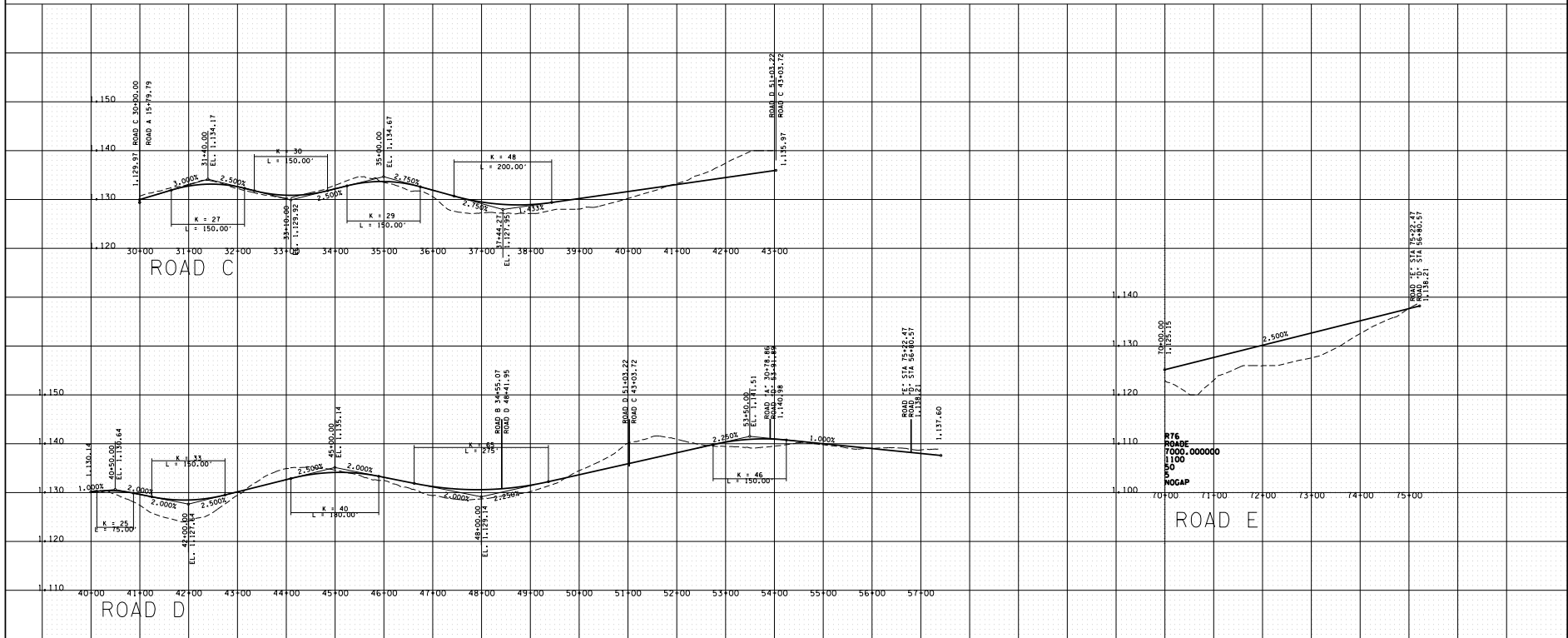
STANDARD DETAIL OF EXTRUDED CURB

5-SA-20-C
 5-A-20-UR
 Revised: 6/2/2020



TYPICAL 2 LANE STREET
 PUBLIC ROADS

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.
 FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)
 * 0" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

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

THOMPSON MEADOWS
 CONCEPT PLAN / USE ON REVIEW

ROAD C & D PROFILES

DESIGNED BY GNT	CHECKED BY RGC	SCALE 1"=10' HORIZ. 1"=10' VERT.	SHEET THREE NO. 3
DRAWN BY RCH	DATE 6-20-20	FILE NO. 20042	OF 3 SHEETS



DEVELOPMENT REQUEST

DEVELOPMENT

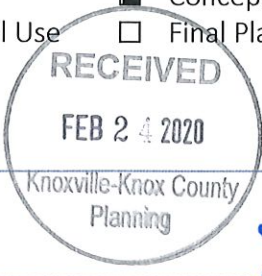
- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning



5-SA-20-C
5-A-20-UR

Mesana Investments LLC

Applicant

2/24/2020

April 9, 2020

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

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

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

Garrett Tucker, PE

Robert G. Campbell and Associates, LP

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

Zip

865-947-5996

gtucker@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Tony R & Don L Davis

7717 Thompson School Road

Owner Name (if different)

Owner Address

Owner Phone

Corryton, TN 37721

CLT 20 Parcel 158.01

Property Address

W/S Thompson School Rd north of E Emory Rd.

Parcel ID

7711 Thompson School Road, Corryton, TN 37721

43.83 Ac

General Location

Tract Size

Eighth

Agricultural and Estate (A)

PR pending

Jurisdiction (specify district above)

- City
- County

Zoning District

Northeast County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AgForVac

N

HPUD

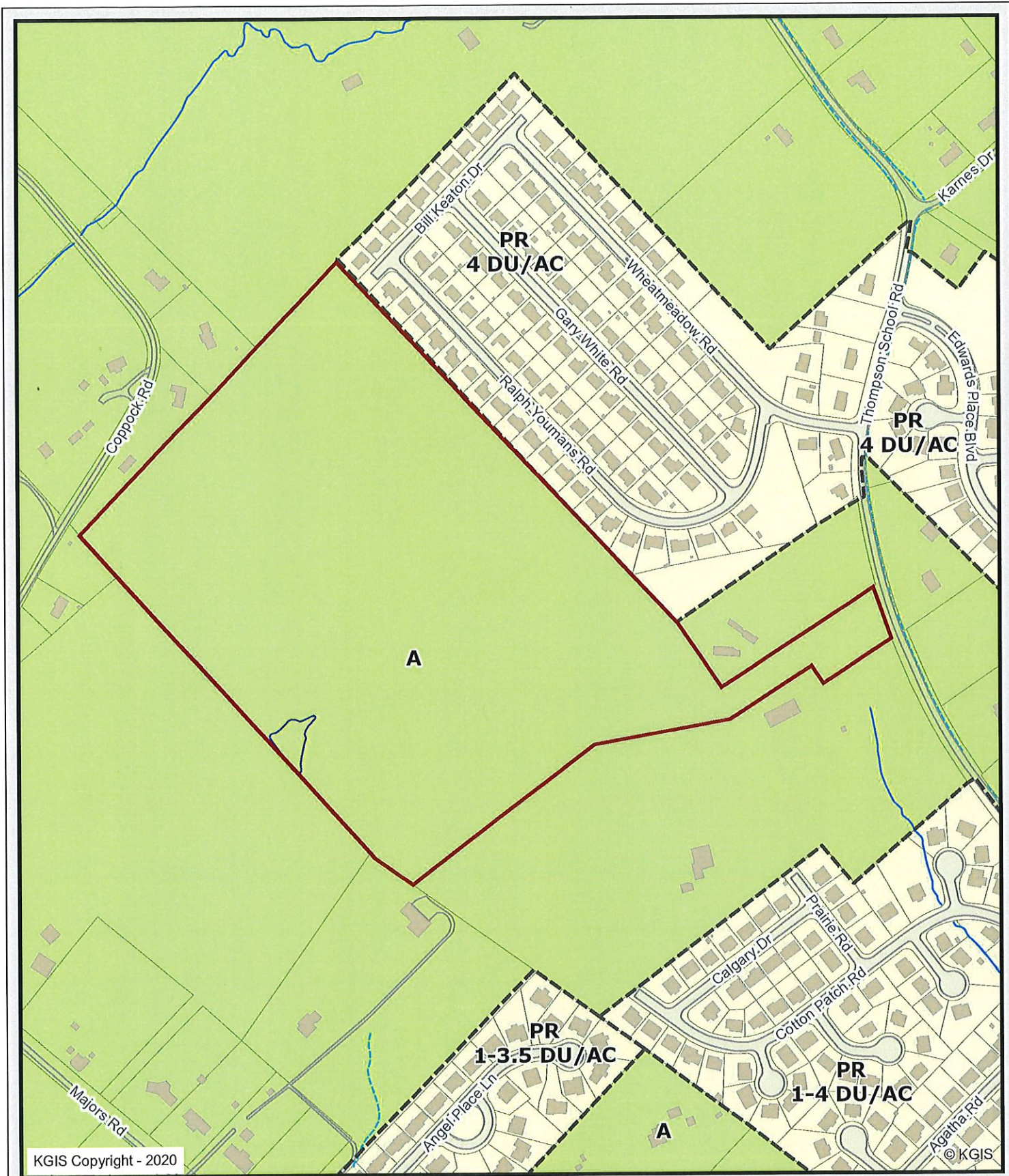
NEKUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



7711 Thompson School Rd.

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/24/2020 at 11:29:05 AM



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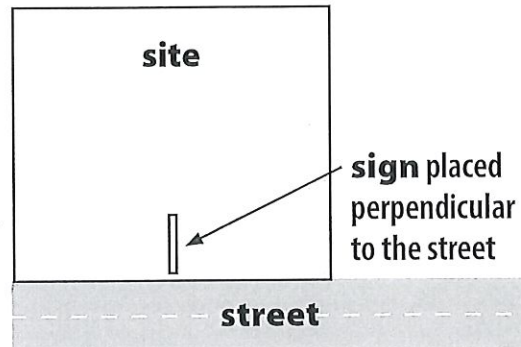
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

3/25/20 and 4/10/20
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *James F. Campbell*

Printed Name: Mesana Investments

Phone: _____ Email: _____

Date: _____

File Number: 4-D-20-UR and 4-SB-20-C



Tarren Barrett <tarren.barrett@knoxplanning.org>

(no subject)

Tarren Barrett <tarren.barrett@knoxplanning.org>
Draft

Tue, Feb 25, 2020 at 3:30 PM

Scott,

Per our new Transportation Impact Analysis Guidelines (Section 2.B.3.b), it states that all proposed phased developments without a previous TIA would be subjected to a new TIA regardless of adding onto an existing subdivision. The following are the options we have identified for you to proceed with this proposed development off Thompson School Rd.:

1. Keep the 194 lot subdivision off Bill Keaton Dr., add a connecting road from the parcel to Thompson School Rd., and a TIA is required with the application. This means that the current application is not complete until we have received the TIA no later than March 30th in order to be considered for the May 2020 Planning Commission meeting. This TIA would be for the proposed new development and the existing subdivision of Wheatmeadow.
2. Keep the 70 lot subdivision off Bill Keaton Dr., add a connecting road from the parcel to Thompson School Rd., and a TIS will NOT be required until the development application for the remaining portion of the subdivision is submitted. This TIA for the remaining portion would be for the proposed new development and the existing subdivision of Wheatmeadow. This means that the current application will need to be revised to show the access out to Thompson School Rd. before we can proceed with the review of the development. This will have to be received no later than noon on Thursday (27th) in order to be considered for the April 2020 Planning Commission meeting.
3. If a 70 lot subdivision exclusively off of Thompson School Rd. was to be submitted, then a TIA would not be required at this point. There would be a condition on the staff report that would ensure any further development would require a TIA of the entire subdivision. This will have to be received no later than noon on Thursday (27th) in order to be considered for the April 2020 Planning Commission meeting.

--
Tarren Barrett, P.E.
Transportation Engineer
865-215-3826



Knoxville-Knox County Planning | Knoxville Regional TPO
400 Main Street, Suite 403 | Knoxville, TN 37902