

Mesana Investments,
LLC Complaint against
First Utility District of
Knox County



JUSTIN P. WILSON
Comptroller

JASON E. MUMPOWER
Deputy Comptroller

Entity: First Utility District of Knox County

Board Meeting Reason: Customer Complaint

Utility Type: **Water and Sewer**

The provided link will direct to a recording of the January 22, 2020 meeting as submitted by First Utility District of Knox County:

January 22, 2020 Recording



STATE OF TENNESSEE
Utility Management Review Board
Cordell Hull Building
425 Fifth Avenue North
Nashville, Tennessee 37243
Phone (615) 747-5260 Fax (615) 741-1551

AMENDED INFORMAL HEARING FORM¹

Project Complaint – Developers or Customers, Tenn. Code Ann. § 7-82-702(a)(9)²

Contact Information:

Customer Developer

Name: Mesana Investments, LLC

Utility District: Knox County

Telephone – Primary: (865) 806-8008

Email: swd444@gmail.com

Address: 1515 Ashland Springs Way
Knoxville, Tennessee 37922

Zip Code: 37922

¹ Mesana submitted its original Informal Hearing Form on February 21, 2019, inadvertently referencing Tenn. Code Ann. § 7-82-702(a)(8) instead of (a)(9), and hereby amends such prior request by submitting this Amended Informal Hearing Form. Upon inquiring with the office of the Tennessee Comptroller of the Treasury as to the proper address to mail a written request for informal hearing by the Utility Management Review Board, Mesana was provided with informal hearing forms but did not initially discern the difference between such forms. All of the information contained in this Amended Informal Hearing Form conforms to that set forth in the original Informal Hearing Form with the correction only of the statutory reference.

²Tenn. Code Ann. § 7-82-702(a)(9) provides: “Review and conduct an informal hearing of any decision of any utility district upon a written request of any utility district customer or an affected developer concerning the justness and reasonableness of the utility district's requirement that the customer or the developer build utility systems to be dedicated to the utility district or the justness and reasonableness of fees or charges against the customer or the developer related to the utility systems. The written complaint must be filed within thirty (30) days after the utility board has taken action upon a written complaint to the board of commissioners of the utility district. In making its decision as to whether the requirements, fees, or charges are just and reasonable, the utility management review board shall take into account the reasonableness of the utility district's rules, policies, and cost of service as well as any evidence presented during the hearing. Any judicial review of any decision of the board will be held by common law certiorari within the county in which the hearing was held”.

Jurisdiction:

Has the Utility District Board of Commissioners heard the complaint at a public meeting?

Yes No

Please provide the date of the complaint and attach a copy of it (i.e. minutes of the meeting and/or written description of your remarks) to this form.

Date: Complaint filed 11/26/2019 (copy attached)

Meeting held 01/22/2020 (awaiting minutes)

Allegation of Facts:

First Utility District of Knox County ("FUD") adopted Resolution 2017-03-01 (the "Resolution") in March 2017 pursuant to which a capacity reservation fee is to be assessed for "all lots" located in the North 40 Corridor (as defined) and such fee is effective for new development approved after March 2017 and "shall be applicable to any residential or commercial project."

In response to inquiries on behalf of Complainant, Mesana Investments, LLC ("Mesana"), FUD, through Kena Hyres, advised that "New Development" as such term is used in the Resolution means "any project that requires the design & construction of Public Water and/or Sewer mains or imposes new demands on existing infrastructure." Mr. Hyres further clarified that "construction of new homes in a previously approved project is not "New Development" if [FUD] already assumed ownership of the public water and sewer infrastructure this infrastructure would have been specifically design [sic] for the Project and confirmed to work acceptably with FUD's system."

The foregoing "clarification" is inconsistent with both the Resolution and Mr. Hyres' stated definition of "New Development," as any and all projects requiring connection to the sewer or water system would impose new demands on existing infrastructure irrespective of whether such infrastructure was owned by FUD or not. Further, there are numerous instances of residential development in the North 40 Corridor since March 2017 which constitute "New Development" under FUD's definition and for which capacity reservation fees have not been paid. Instead, it appears that FUD's application of the provisions of the Resolution is targeted to larger residential subdivision developments rather than uniform application to "any residential or commercial project" which "imposes new demands on existing infrastructure" as required by the Resolution and FUD's stated interpretation of the same.

Accordingly, it appears application of the provisions of the Resolution are being applied in an arbitrary and capricious manner to the detriment of Mesana and other owners and developers subject to the capacity reservation fees. It would appear that unless FUD assesses and collects those fees from all users who are subject to such fees, FUD would not be authorized by law to indiscriminately collect such fees with respect to certain projects or developments within the North 40 Corridor. Mesana paid the initial fee for that certain residential development commonly known as Windsor Forest under protest and requested that FUD and its commissioners address the foregoing matter.

Causes of Action:

Please explain why you believe the utility district's requirements, fees, or charges are reasonable or unreasonable.

Please see the Allegation of Facts above. FUD lacks any written policies or procedures regarding its application of the Resolution, has provided inconsistent information regarding its application of the Resolution, and is applying the provisions of the Resolution in a manner which is targeted to larger residential subdivision developments rather than uniform application to "any residential or commercial project" which "imposes new demands on existing infrastructure" as required by the Resolution and FUD's stated interpretation of the same.

Did the utility district follow its policies or procedures? Does the utility district lack policies and procedures that address this type of complaint?

Yes, FUD lacks written policies and procedures regarding application of the Resolution and any written definitions of the terms used therein. Upon information and belief, FUD followed its policies and procedures with respect to consideration of the Complaint at a public meeting.

Relief Sought:

Mesana requests that FUD apply and enforce the terms of the Resolution in a uniform and indiscriminate manner or that FUD cease any and all application and enforcement of the Resolution.

I hereby certify that the information provided above is true and correct to the best of my knowledge.

Signature: X  _____ Date: 03-02-2020

Please mail, e-mail, or fax copies of any documentation, such as bills, that the Board would need to review when hearing the case, to:

Cordell Hull Building
ATTN: UMRB, Comptroller's Office
425 Fifth Avenue North
Fourth Floor
Nashville, TN 37243
Phone: (615) 747-5260
Fax: (615) 741-1551
utilities@cot.tn.gov

If you will be represented by an attorney, please provide his/her contact information below:

Name: Lewis S. Howard, Jr., Esq.

Telephone – Primary: (865) 588-4091

Email: lewis@howardhowardlaw.com

Address: 4820 Old Kingston Pike
Knoxville, Tennessee 37919

Zip Code: 37919

Under Tenn. Code Ann. § 7-82-702(a)(9), any judicial review of any decision of the Utility Management Review Board will be held by common law certiorari within the county in which the informal hearing was held.

First Utility District of Knox County

MINUTES OF MONTHLY MEETING

January 22, 2020

ATTENDING:

Richard Maples	Mark McKinney	April Cansler
John Griess	Pat Spangler	Edwin Deyton
Darla Berdal	Kena Hyers	Brad Brummett
Bruce Giles	Lea Butler	Sarah King
Ronnie Davis	Chloe Pool	Rick Kirby

VISITORS:

Leland Johnson	John Valliant	John Gulley
Scott Davis	Bryan Spears	John Hunter
Lee Dunlap	Boyce Muller	

-
1. The minutes of the December 11, 2019 meeting were reviewed. A motion was made by John Griess and seconded by Darla Berdal to approve the minutes of the December 11, 2019 meeting as written. The motion passed unanimously. The minutes of the November 20, 2019 meeting were signed by the Board.
 2. Bryan Spears and John Gulley with the Northshore Corridor Association presented questions pertaining to Post Oak Bend development. They inquired about FUD's intended plan to serve the Post Oak Bend community and how the connections would be made. Mark McKinney informed Mr. Spears and Mr. Gulley that there is a plan in place to upgrade the Ebenezer Pump Station and collection system to prevent sanitary overflows and increase capacity. The improvements would allow capacity for FUD to serve Post Oak Bend development and the Tooles Bend Peninsula. The Developer would then be responsible for extending a sewer line to tie into FUD's system on Northshore Road. Mark gave them the timeline of 12-15 months for the work to be completed once started. Mr. Gulley also inquired if existing homes that have a septic tank will be required to connect to a sewer line. Bruce Giles informed them that FUD would build capacity so that if in the future, homeowners chose to connect to the sewer line they could do so, but it would not be required of them. FUD would present this policy to the board for approval.
 3. Boyce Muller inquired about the Tooles Bend Project and wanted to know where he could find FUD's sewer lines and what capacity they are running at vis-à-vis the current engineering standards. Mark informed Mr. Muller that the study FUD conducted has described the improvements to be made for the basin. That study accounts for upgraded pump stations and upgraded sewer line work. As far as roadwork is concerned, FUD will coordinate with Knox County to evaluate permissible options for routing the sewer lines. Mr. Muller expressed concern about TDOT's involvement in the Tooles Bend project and how they would work with FUD. Mark explained that FUD has already met with the County regarding the line work along Tooles Bend Road and Northshore Road. Similar

further discussion will be held with TDOT to obtain proper permitting and conflict avoidance. Bruce stated that he would be happy to set up a meeting to further discuss Mr. Muller's concerns and allow him to look over FUD's plans in greater detail.

4. Scott Davis advised the Board that he believed North 40 Sewer Capacity Reservation Fee had been "arbitrarily and capriciously" applied. He stated the fee had not been fairly and uniformly administered. He claimed "If you look at your own resolution, any new development north of I-40 that impacts capacity is required to pay the impact fee. Only four entities have paid the fee thus far." He stated that FUD cannot arbitrarily decide who pays the fee and who doesn't. Mr. Davis requested (1) the Board rescind the Capacity Fee, and (2) reimburse him for the fees he has paid or retroactively charge everyone that has not paid that fee. Mr. Davis stated that he would legally win the argument since FUD had not consistently applied the fee since the March 2017 Resolution. Richard Maples referred any further comment to John Valliant due to pending litigation. Mr. Valliant stated that there are several issues that come to mind: (1) the timing of the complaint from Mr. Davis's Attorney and (2) Mr. Davis needed to provide specific examples of the arbitrary and capricious application of the fee. Mr. Valliant expressed that the law authorizes a utility company to enact capacity fees so long as they are consistently applied, and the required accounting procedures are followed. He stated FUD had consistently applied the policy to new developments approved since the Resolution was adopted. He commented that developments approved before the Resolution were not subject to capacity fee assessment. Mr. Davis stated he would provide specific examples regarding the arbitrary and capricious application of fees, and that FUD violated State law in arbitrarily deciding which new developments were subject to the fee assessment. Mr. Valliant referred to several legal cases that Mr. Davis was using to contest the application of sewer capacity charges, but Mr. Valliant believed they either applied favorably to FUD's current position or were not relevant to the discussion at hand. Mr. Valliant stated the Board needed to decide whether to uphold or rescind the North 40 Sewer Capacity Fee, and Mr. Davis can appeal to the Utility Management Review Board (UMRB) if not satisfied with the Board's position. Mr. Davis then asked the Board to render a vote on whether or not to uphold the Sewer Capacity Reservation Fee. Darla Berdal made a motion to uphold the North 40 Sewer Capacity Reservation Fee and obtain an opinion of whether the timeliness of Mr. Davis's complaint was valid. John Griess seconded the motion and it passed unanimously.

5. The following monthly reports were reviewed:

- A. Construction Projects Report
- B. Design Project Report
- C. Cash Flow Report
- D. Monthly Fact Sheet
- E. Business Indicator Reports
- F. Human Resource Report

First Utility District of Knox County

6. Task Order No. 2020-01, Water Treatment Plant Master Plan was reviewed. A motion was made by John Griess and seconded by Darla Bernal to approve the task order. The motion passed unanimously.
7. Task Order No. 2019-01, Ebenezer Pump Station Improvements was reviewed. A motion was made by John Griess and seconded by Darla Bernal to approve the task order. The motion passed unanimously.
8. The annual election of officers was discussed. John Griess made a motion for currently held positions to remain. Darla Bernal seconded the motion and it passed unanimously.

Richard Maples, President

John Griess, Secretary

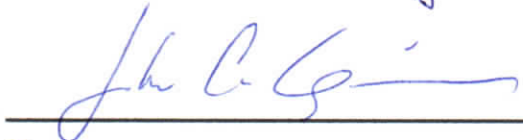
Darla Bernal, Assistant Secretary/Treasurer

9. The next meeting was scheduled for February 26, 2020 at 8:30 am.
10. March's meeting was scheduled for March 24, 2020 at 8:30 am.
11. The meeting was adjourned at 9:31 am.

Approved By:



President



Secretary



Treasurer/Assistant Secretary



JUSTIN P. WILSON
Comptroller

JASON E. MUMPOWER
Deputy Comptroller

March 13, 2020

Lewis Howard, Jr.
4820 Old Kingston Pike
Knoxville, TN 37919

Dear Mr. Howard:

On behalf of the Utility Management Review Board (“the Board”), I write in response to the amended complaint and request for informal hearing you’ve submitted via email on March 2, 2020 on behalf of your client, Mesana Investments, LLC. (“Mesana”). You originally submitted your complaint under Tenn. Code Ann. § 7-82-702(a)(8), which was denied for lack of jurisdiction in a letter dated February 28, 2020. The amended complaint does not factually differ from the original complaint; the amended complaint differs now in that it seeks relief under Tenn. Code Ann. § 7-82-702(a)(9). Mesana still alleges that First Utility District of Knox County (“the District”) arbitrarily assesses its capacity reservation fee to the detriment of Mesana and that the District lacks written policies or procedures regarding the application of the capacity reservation fee. Mesana still seems to request that the Board require the District to enforce the fee uniformly, or in the alternative to require that the District cease all assessments of the fee.

The Board’s rules and regulations provide that in the case of informal hearings, counsel must “review every customer request... to assess whether the matter falls within the legal jurisdiction of the Board.” Tenn. Comp. R. & Regs. 1715-01-.03(3)(a). Mesana submitted its amended complaint pursuant to Tenn. Code Ann. § 7-82-702(a)(9), which provides that the Board has the authority to

[r]eview and conduct an informal hearing of any decision of any utility district upon a written request of any utility district customer or an affected developer concerning the justness and reasonableness of the utility district's requirement that the customer or the developer build utility systems to be dedicated to the utility district or the justness and reasonableness of fees or charges against the customer or the developer related to the utility systems. The written complaint must be filed within thirty (30) days after the utility board has taken action upon a written complaint to the board of commissioners of the utility district. In making its decision as to whether the requirements, fees, or charges are just and reasonable, the utility management review board shall take into account the reasonableness of the utility district's rules, policies, and cost of service as well as any evidence presented during the hearing.

Any judicial review of any decision of the board will be held by common law certiorari within the county in which the hearing was held.

The foregoing statute requires that the customer's complaint to the Board be submitted within thirty days after the local utility board acts upon it. While Mesana submitted its amended complaint, which contained its first request for relief under Tenn. Code Ann. § 7-82-702(a)(9), outside the prescribed thirty-day period, it did file its original complaint within thirty days of the local board's decision. For that reason, I have determined that the Board has jurisdiction to hear Mesana's complaint under Tenn. Code Ann. § 7-82-709(a)(9). Because Board staff and I will not be able to prepare this matter for an informal hearing prior to the Board's March 26, 2020 meeting, this matter will be heard before the Board at its July 23, 2020 meeting.

Please do not hesitate to contact me if I can be of further assistance to you.

Sincerely,



Rachel E. Buckley
Assistant General Counsel

cc: First Utility District of Knox County

First Utility District of Knox County

MINUTES OF MONTHLY MEETING March 29, 2017

ATTENDING:

Zola Turley	Ronnie Davis	Brad Brummett
Richard Maples	Pat Spangler	Leea Butler
John Griess	Troy Wedekind	Kena Hyers
Bruce Giles	Mark McKinney	April Cansler

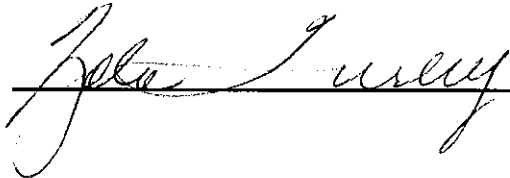
VISITORS:

Leland Johnson
John Hunter

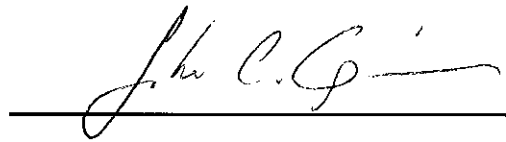
1. The minutes of the February 22, 2017, meeting were reviewed. A motion was made by Richard Maples and seconded by John Griess to approve the minutes of the February 22, 2017, meeting as written. The motion passed unanimously. The minutes of the January 18, 2017, meeting were signed by the Board.
2. The following monthly reports were reviewed:
 - A. Construction Projects Report
 - B. Design Project Report
 - C. Cash Flow Report
 - D. Operations & Maintenance Checks Written
 - E. Monthly Fact Sheet
 - F. Business Indicator Reports
 - G. Human Resource Report
3. The First Utility North 40 Sewer Capacity Reservation Fee, Resolution 2017-03-01 was reviewed. The resolution authorizes First Utility to charge a capacity reservation fee in order to provide wastewater service to developers north of Interstate 40. Richard Maples made a motion to approve the resolution. John Griess seconded the motion and it passed unanimously. Resolution 2017-03-01 was signed.

4. The next meeting was scheduled for April 20, 2017, at 3:00 pm.
5. The meeting was adjourned at 3:05 pm.

Approved By:


_____ **President**

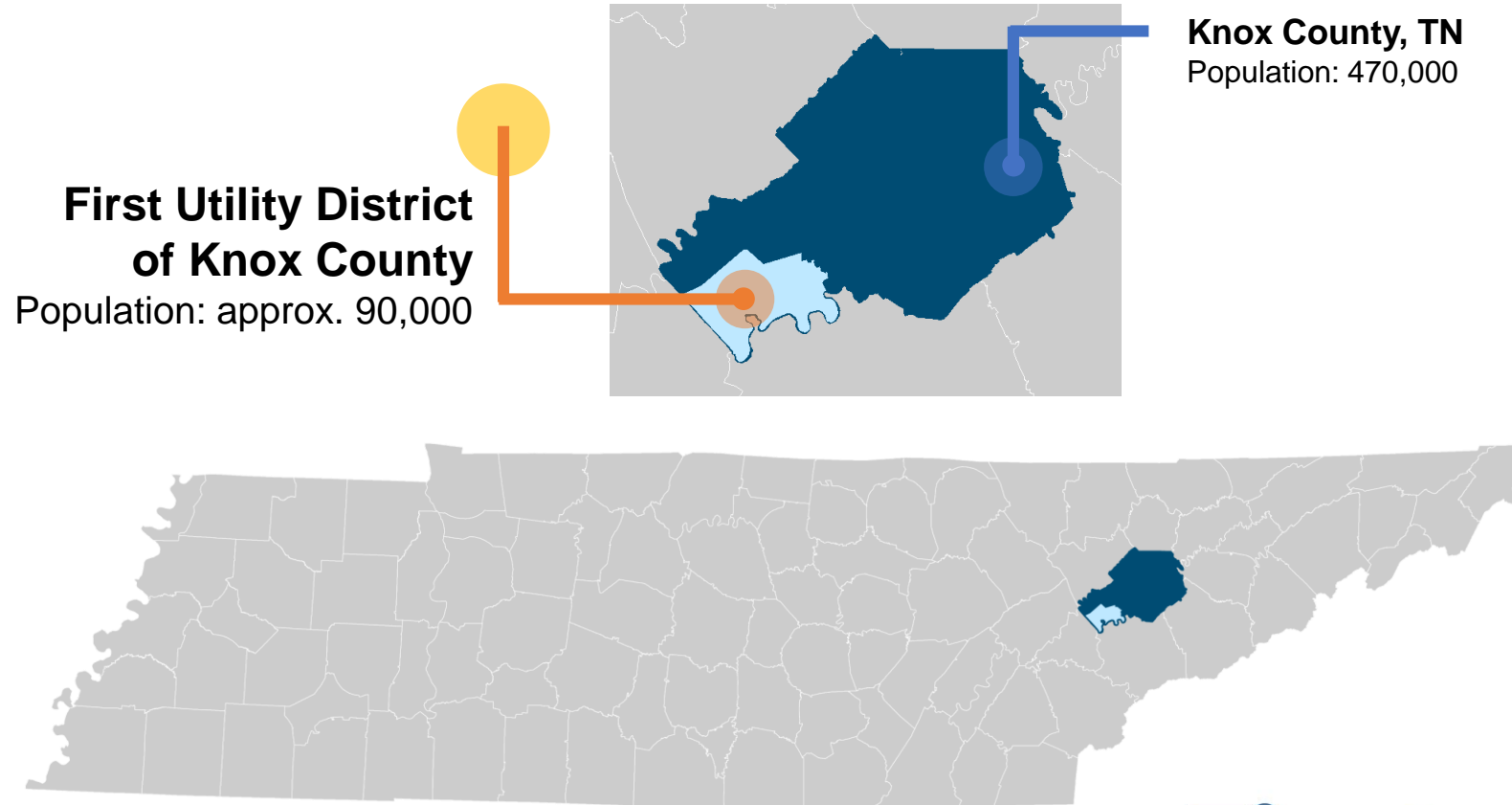
_____ **Secretary**


_____ **Treasurer/Assistant Secretary**

North 40 Capacity Reservation Fees

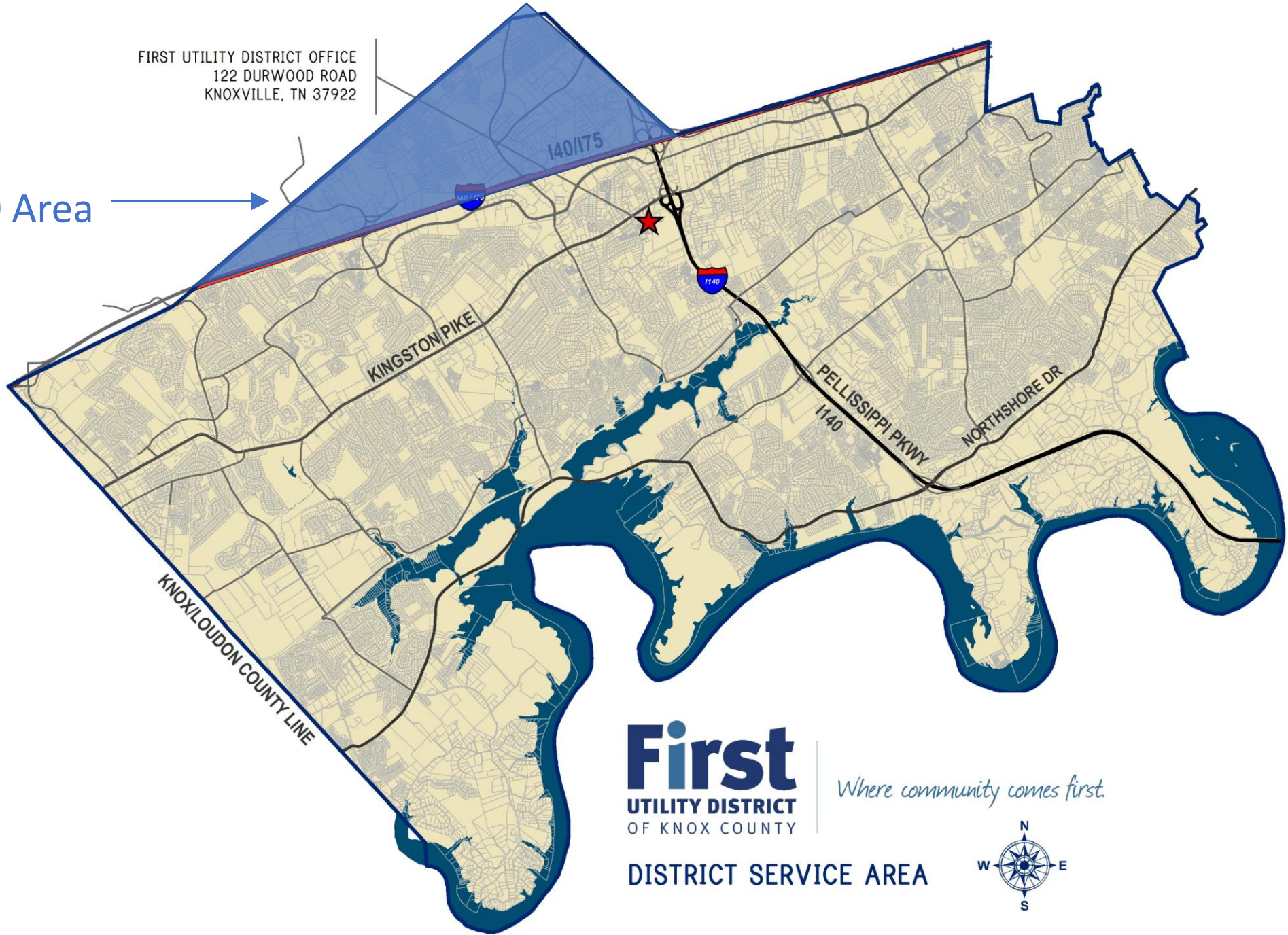


First Utility District



FIRST UTILITY DISTRICT OFFICE
122 DURWOOD ROAD
KNOXVILLE, TN 37922

North 40 Area



First
UTILITY DISTRICT
OF KNOX COUNTY

Where community comes first.

DISTRICT SERVICE AREA



- DEVELOPMENT UNDER CONSTRUCTION
- DEVELOPMENT POSSIBLE, RECENT INQUIRY
- SPECULATED DEVELOPMENT, OPEN LAND

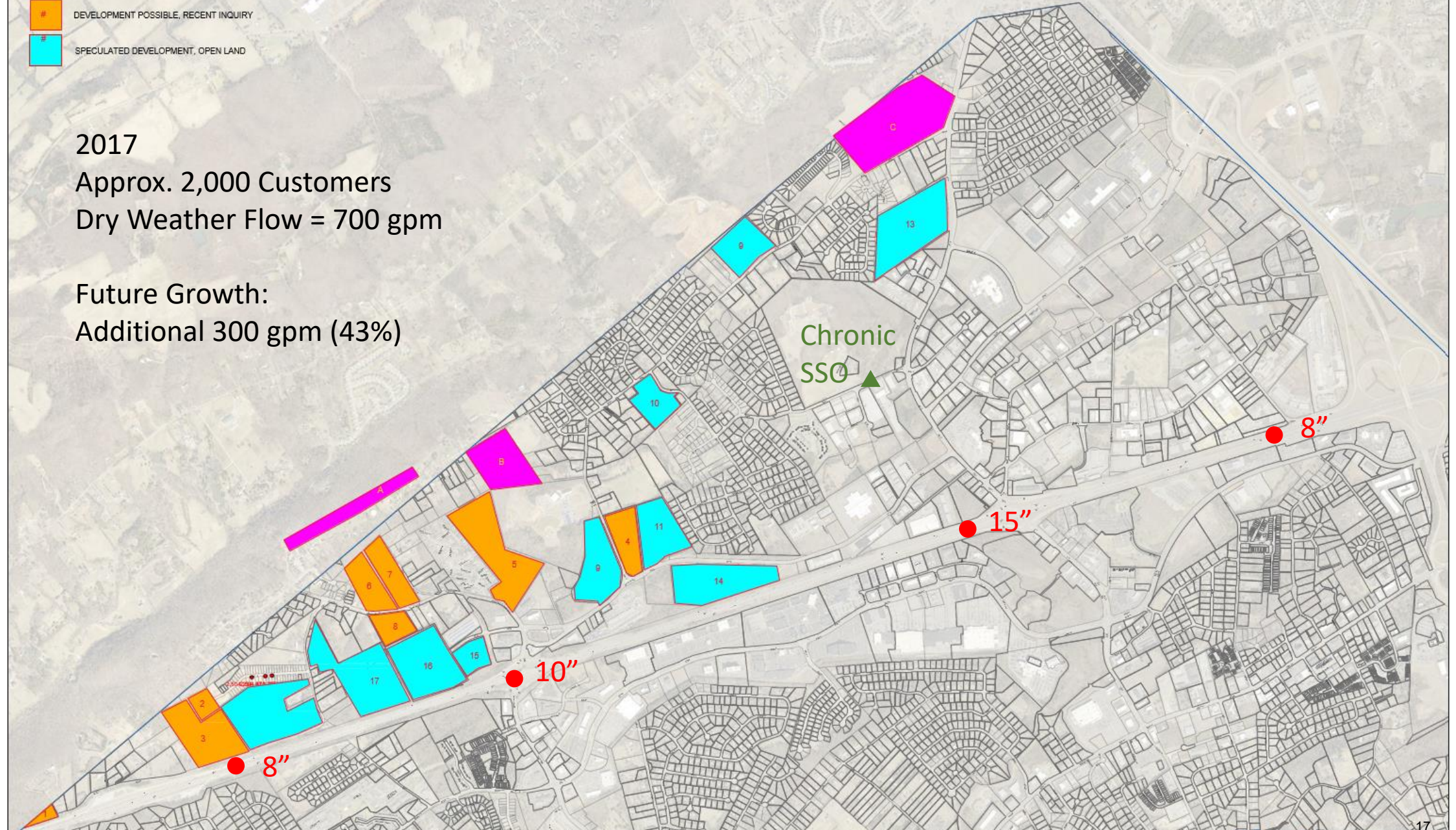
2017

Approx. 2,000 Customers

Dry Weather Flow = 700 gpm

Future Growth:

Additional 300 gpm (43%)



FUD Development Philosophy

- **Existing Customers should not pay for new infrastructure that only benefits new developments.**
- **Developers should pay equitable cost to deliver water and sewer service to their development.**

Determination of Fees

- **Total cost of improvements were estimated to serve expected growth**
 - **Estimate in 2017 was approximately \$3.5 million**
- **FUD was planning to rehab the central portion of the basin due to a chronic SSO. Since this was a planned maintenance expense, the capital dollars were rolled into the upgrades needed in this system.**
 - **Estimated rehabilitation was \$1.5 million**
- **Based on the expected developments (from inquiries) and speculated land use, fees were developed to generate \$2 million**
 - **Fees were set at \$1,200 per residential unit, \$950 per apartment & \$2/gallon/day + \$750 base fee for other developments (based on TDEC design criteria)**

- DEVELOPMENT UNDER CONSTRUCTION
- DEVELOPMENT POSSIBLE, RECENT INQUIRY
- SPECULATED DEVELOPMENT, OPEN LAND

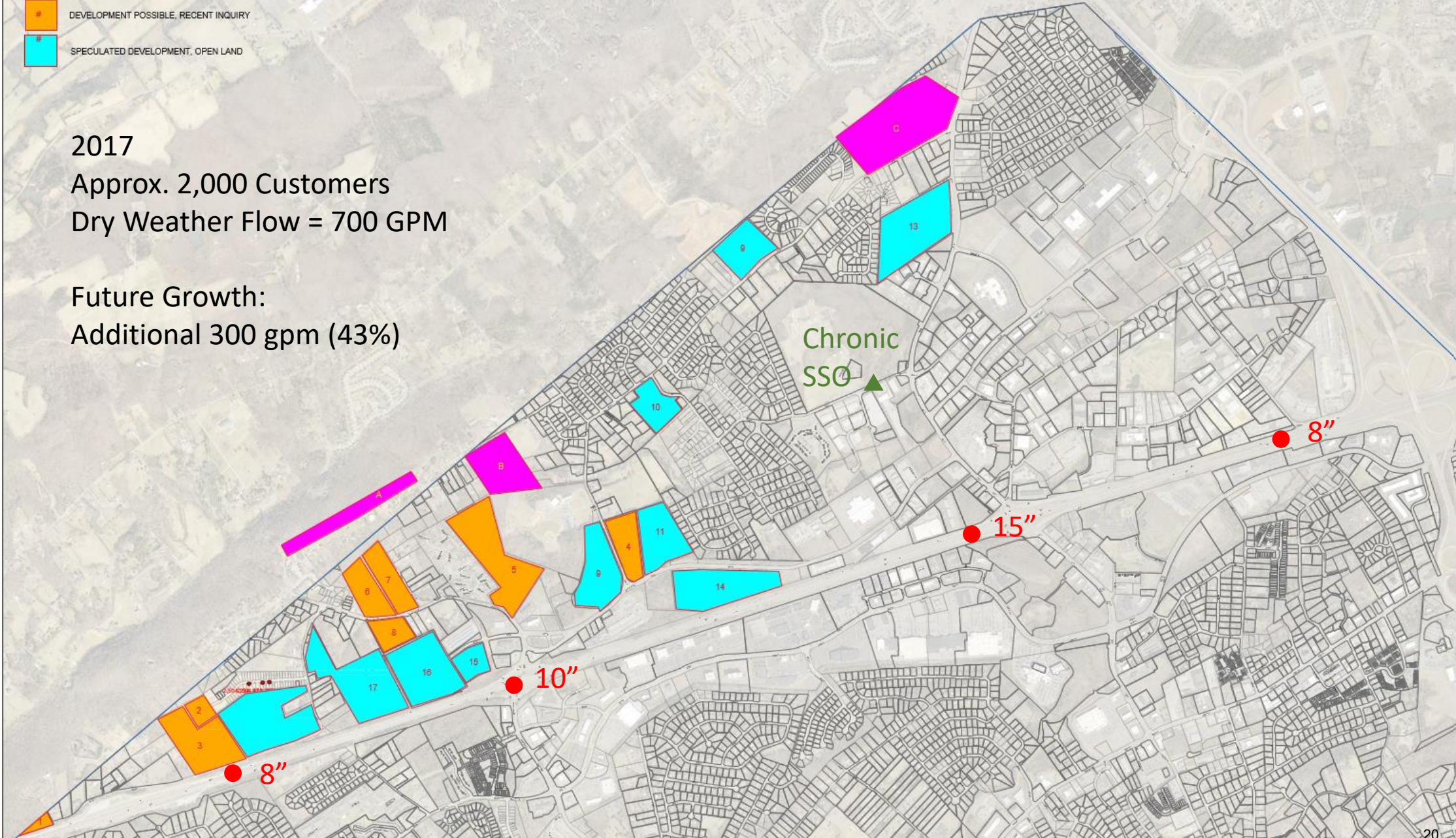
2017

Approx. 2,000 Customers

Dry Weather Flow = 700 GPM

Future Growth:

Additional 300 gpm (43%)



Collection of Fees & Current Improvements

- **A total of \$589,590 have been collected from 4 development projects since the resolution was enacted by the Board.**
- **FUD has designed and bid two construction projects to address the central portion of the basin (15” with the SSO) at a total cost of \$3.4 million. The first project, upgrading the 15” crossing to 21”, is complete and the 2nd should be complete by the end of the year.**
- **Additional work will need to be completed on the west side of the basin in a 5 – 10 year time horizon.**

NORTH 40 SEWER CAPACITY RESERVATION FEE

First Utility District of Knox County (FUD) will charge a capacity reservation fee to provide wastewater service to develop properties north of Interstate 40. The fee will be for lots located in the North 40 Corridor (map on file). The fee will become immediately effective for new development approved after March 2017, and the fee shall be applicable to any residential or commercial project. The reservation fee shall not be applicable for new services inside the development area approved prior to March 2017. The reservation fee shall be comprised of a base fee of \$750 plus a proportional fee calculated at \$2.00 per gallon/day times the consumption rate provided in Table 1 below. For developments types not specifically identified in the table, FUD will assign consumption rates based on similar facilities and/or TDEC Design Criteria for Sewage Works.

The capacity reservation fee shall be due and payable prior to FUD assuming ownership of the infrastructure and providing Water & Sewer service. Changes to the development after Plans Approval shall cause a recalculation and reassessment of the reservation fee.

Table 1

Development Type	Demand
Residential, Single Family Home	225 gallons per day
Residential, Multi-Family/ Apartment (per unit)	120 gallons per day
Hotel (per unit)	100 gallons per day
Commercial	TDEC Design Criteria for Sewage Works and/or documentation from similar facility

Sample Fee Calculation:

1. Subdivision with 25 homes: $25 \text{ homes} \times (\$750.00 + \$2.00/\text{gpd} \times 225 \text{ gpd/home}) = \$30,000.00$
2. Apartment Complex with 100 units: $100 \text{ units} \times (\$750.00 + \$2.00/\text{gpd} \times 120 \text{ gpd/unit}) = \$99,000.00$
3. Grocery Store at 5,000/gpd: $(\$750.00 + \$2.00/\text{gpd} \times 5,000/\text{gpd}) = \$10,750.00$

March 29, 2017

**First Utility District of Knox County, Tennessee
Resolution 2017-03-01**

WHEREAS, the Commissioners of the First Utility District of Knox County at its regular monthly meeting, March 29, 2017, resolved that the sewer capacity reservation fee in the North 40 Corridor, shall be incorporated into First Utility District of Knox County's Water and Sewer Rates as follows:

NORTH 40 SEWER CAPACITY RESERVATION FEE

First Utility District of Knox County (FUD) will charge a capacity reservation fee to provide wastewater service to develop properties north of Interstate 40. The fee will be for lots located in the North 40 Corridor (map on file). The fee will become immediately effective for new development approved after March 2017, and the fee shall be applicable to any residential or commercial project. The reservation fee shall not be applicable for new services inside the development area approved prior to March 2017. The reservation fee shall be comprised of a base fee of \$750 plus a proportional fee calculated at \$2.00 per gallon/day times the consumption rate provided in Table 1 below. For developments types not specifically identified in the table, FUD will assign consumption rates based on similar facilities and/or TDEC Design Criteria for Sewage Works.

The capacity reservation fee shall be due and payable prior to FUD issuing Plans Approval for Water and Sewer construction. Changes to the development after Plans Approval shall cause a recalculation and reassessment of the reservation fee.

Table 1

Development Type	Demand
Residential	225 gallons per day
Apartment (per unit)	120 gallons per day
Hotel (per unit)	100 gallons per day
Commercial	TDEC Design Criteria for Sewage Works

Sample Fee Calculation:

1. Subdivision with 25 homes: 25 homes x (\$750.00 + \$2.00/gpd x 225 gpd/home) = \$30,000.00
2. Apartment Complex with 100 bedrooms: 100 bedrooms x (\$750.00 + \$2.00/gpd x 120 gpd/bedroom) = \$99,000.00
3. Grocery Store at 5,000/gpd: (\$750.00+\$2.00/gpd x 5,000/gpd)= \$10,750.00


Secretary


Date

From: [Erin Wallen](#)
To: [Rachel Buckley](#)
Subject: UMRB Meeting
Date: Wednesday, July 15, 2020 12:15:46 PM
Attachments: [AttachedImage.png](#)
[AttachedImage.png](#)
[AttachedImage.png](#)
[AttachedImage.png](#)

Ms. Buckley,

Please find below the link to the audio recording of the January 22, 2020 meeting.

Thank you,
Erin Wallen

----- Forwarded message -----

From: **Kena Hyers** <khyers@fudknox.org>
Date: Wed, Jul 15, 2020 at 7:52 AM
Subject: Kena Hyers shared "IMG_5175" with you.
To: Bruce Giles <BGiles@fudknox.org>, Kena Hyers <khyers@fudknox.org>, swd444@gmail.com <swd444@gmail.com>



Kena Hyers shared a file with you

Mr. Davis,
Bruce asked that I send you the recording from January 22's Board meeting.

Thank you,
Kena Hyers

 IMG_5175



This link will work for anyone.

Open



[Privacy Statement](#)

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

11/22/2019

District	Map	Insert	Group	Parcel	Ward	Property Location					
W6	130	J	E	1		1110 N CAMPBELL STATION RD					
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage		
CAMPBELL PARK S/D UNIT 2				-	9R-	-	58.00 X 173.60 X IRR		0.00 - A.C. Deeded		
						201608190011713			- A.C. Calculated		
Owner				Sale Date	Book	Page	Sale Price	Mailing Address			
DUNNE KEVIN A & DUNNE JUANITA				5/21/2019	20190523	0069157	\$ 299,900	1110 N CAMPBELL STATION RD KNOXVILLE, TN 37932			
Remarks											
Parent Parcel						Parent Instrument Number					
130_086											
Previous Parcel (Split From)						Next Parcel (Merged Into)					
130 086											

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

11/22/2019

District	Map	Insert	Group	Parcel	Ward	Property Location					
W6	130	J	E	1.01		1112 N CAMPBELL STATION RD					
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage		
CAMPBELL PARK S/D UNIT 2				-	10-	201708150010477	48.66 X 122.46 X IRR		0.00 - A.C. Deeded		
									- A.C. Calculated		
Owner				Sale Date	Book	Page	Sale Price	Mailing Address			
PATEL DENNIS R & PATEL KOMAL D				5/29/2019	20190605	0071998	\$ 299,900	1112 N CAMPBELL STATION KNOXVILLE, TN 37932			
Remarks											
Parent Parcel						Parent Instrument Number					
130_065											
Previous Parcel (Split From)						Next Parcel (Merged Into)					

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

11/22/2019

District	Map	Insert	Group	Parcel	Ward	Property Location				
W6	130	P	C	14		12161 WOODHOLLOW LN				
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
BRANDYWINE AT TURKEY CREEK UNIT 4				-	14-	201711030028216	60.00 X 146.19 X IRR		0.00 - A.C. Deeded	
									- A.C. Calculated	
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
HUGHSTON HOMES OF TENNESSEE LLC				12/14/2018	20181220	0038322	\$ 838,940	8219 N CROSSING CT FORTSON, GA 31808		
CUMMINGS EMMANUEL & BRADEN CAITLIN				7/26/2019	20190805	0008570	\$ 337,400	45494 WOODHOLLOW LN KNOXVILLE, TN 37932		

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Remarks	
Parent Parcel	Parent Instrument Number
130 07305	
Previous Parcel (Split From)	Next Parcel (Merged Into)
130 07305	

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

11/22/2019

District	Map	Insert	Group	Parcel	Ward	Property Location				
W6	130	P	C	13		12165 WOODHOLLOW LN				
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
BRANDYWINE AT TURKEY CREEK UNIT 4				-	13-	201711030028216	60.00 X 146.17 X IRR		0.00 - A.C. Deeded	
									- A.C. Calculated	
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
HUGHSTON HOMES OF TENNESSEE LLC				12/14/2018	20181220	0038322	\$ 838,940	8219 N CROSSING CT FORTSON, GA 31808		
MILLER LINDA M				6/28/2019	20190703	0001144	\$ 337,300	12165 WOODHOLLOW LN KNOXVILLE, TN 37932		
Remarks										
<i>Parent Parcel</i>						<i>Parent Instrument Number</i>				
130 07305										
<i>Previous Parcel (Split From)</i>						<i>Next Parcel (Merged Into)</i>				
130 07305										

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

11/22/2019

District	Map	Insert	Group	Parcel	Ward	Property Location			
W6	130	P	C	12		12169 WOODHOLLOW LN			
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage
BRANDYWINE AT TURKEY CREEK UNIT 4				-	12-	201711030028216	60.00 X 146.15 X IRR		0.00 - A.C. Deeded
									- A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address	
HUGHSTON HOMES OF TENNESSEE LLC				12/14/2018	20181220	0038322	\$ 838,940	8219 N CROSSING CT FORTSON, GA 31808	
MUNYAN BRIAN & MUNYAN LEIGH				7/30/2019	20190805	0008567	\$ 353,900	12169 WOODHOLLOW LN KNOXVILLE, TN 37932	

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Remarks

Parent Parcel	Parent Instrument Number
130 07305	
Previous Parcel (Split From)	Next Parcel (Merged Into)
130 07305	

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

11/22/2019

District	Map	Insert	Group	Parcel	Ward	Property Location				
W6	130	P	C	11		12173 WOODHOLLOW LN				
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
BRANDYWINE AT TURKEY CREEK UNIT 4				-	11-	201711030028216	59.00 X 146.13 X IRR		0.00 - A.C. Deeded	
						-			-	- A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
HUGHSTON HOMES OF TENNESSEE LLC				12/14/2018	20181220	0038322	\$ 838,940	8219 N CROSSING CT FORTSON, GA 31808		
DENHAM MICHAEL K & DENHAM KAYLEE A				7/19/2019	20190722	0004908	\$ 342,000	12173 WOODHOLLOW LN KNOXVILLE, TN 37932		

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Remarks

Parent Parcel		Parent Instrument Number	
130 07305			
Previous Parcel (Split From)		Next Parcel (Merged Into)	
130 07305			



This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities and that such installation shall be in accordance with state and local regulations.

Date 8-7-17 Bonnie Neace (as)
Knox County Health Department

This is to certify that all property taxes and assessments due on this property have been paid.

Signed NOB ENGLISH Date 8-7-17
City Tax Clerk
Signed Ed Sasse Date 8/7/17
Knox County Treasurer

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

Signed Dema Hill
Date 8-7-17

ZONING SPONSOR ON OFFICIAL MAP PR 1-A d/s/c
DATE 8/7/17
BY [Signature]

NOTES:

- CLT MAP 130, PARCEL 065 & CLT 130J, GROUP E, PARCEL 001.
- NO. OF LOTS - 3.
- AREA SUBDIVIDED - 0.55 AC (24,106 Sq.Ft.)
- IRON PINS AT ALL CORNERS "1" FOUND, "5" SET. ALL PINS SET UNLESS SHOWN AS FOUND.
- 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
- THIS PROPERTY IS ZONED PR.
- BEARINGS REFERENCED TO CAMPBELL STATION VILLAS, RECORDED AS 20110518 0066804.
- BUILDING SETBACKS: FRONT - 20' SIDE - 5' PERIPHERAL - 20' OR 25' AS NOTED ON PLAT. (ALL REAR LINES ARE PERIPHERAL.)
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 6-S0-17-C AND 6-F-17-UR.
- LOT 9R, 10 & 11 SHALL HAVE A TURN-AROUND FOR VEHICLES.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORM WATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT NO. 20170807 0008561.
- PROPERTY RECORDED IN 20150913-0017700 & 20170531-0073040.
- ONLY 2 ACCESS POINTS TO CAMPBELL STATION ROAD IS PERMITTED BY THIS PLAT. LOTS 10 & 11 WILL SHARE A COMMON DRIVEWAY ACCESS.
- THE FIRST UTILITY DISTRICT EASEMENT DEDICATED BY THIS MAP IS SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD AS INSTRUMENT #200608100011366 IN THE OFFICE OF THE REGISTER OF DEEDS FOR KNOX COUNTY, TENNESSEE.

Guarantee of Completion of Drainage Systems:

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion and stabilization of all drainage systems as shown on drainage plans which were approved the _____ Day of _____, 19____, within a period not to exceed one year from date of approval.

Signed Eddy Roberts Date 8-11-17
Dept: KNOX COUNTY ENG. Title _____

Guarantee of Completion of Streets and Related Improvements

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference monuments, benchmarks and iron pins in this subdivision in accordance with required standards and specifications within a period not to exceed one year from date of approval of the final plat.

Signed Eddy Roberts Date 8-11-17
Dept: KNOX COUNTY ENG. Title _____

Certificate of Ownership and General Dedication

(We) Bruce Matzel, the undersigned owner(s) of the property shown hereon, hereby adopt as (major) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, am, we, are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

B Matzel

Campbell Station W/S
From the Release Any Right That May Have Accrued For Their Use And Benefit With Respect To Any Existing Facilities. Any Obstruction of Existing Facilities Will Be Made At The Property Owner's Expense.

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this map on the condition that new utility and drainage easements are provided along the new property lines.

Certification of Final Plat - Construction Incomplete

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for which application has been filed. Bond has been posted to guarantee installation of the indicated monuments and benchmarks upon completion of the subdivision.

30th day of May, 20 17
Jim Sullivan
Surveyor
Tennessee Certificate No. 1306

Certification of Class and Accuracy of Survey

I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is not less than 1/10000.

Jim Sullivan
Surveyor
Tennessee Certificate No. 1306

Knox County Engineering Division

Signed Eddy Roberts
Date 8-11-17

Water
Date 8/14/17 Signed Edwin Dutton

Power
Date 8-7-2017 Signed [Signature]

Sewer
Date 8/14/17 Signed Edwin Dutton

Gas
Date 8/14/17 Signed Edwin Dutton

Telephone
Date 8-14-17 Signed Tom Swift

Cable TV
Date 8-7-17 Signed [Signature]

THE FIRST UTILITY DISTRICT EASEMENT DEDICATED BY THIS MAP IS SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD AS INSTRUMENT #200608100011366 IN THE OFFICE OF THE REGISTER OF DEEDS FOR KNOX COUNTY, TENNESSEE.

LENOIR CITY UTILITIES BOARD DOES NOT RELEASE AND HEREBY WITHHELS ALL EASEMENTS AND RIGHTS FOR EXISTING UTILITY FACILITIES, WHETHER OR NOT SHOWN ON THIS PLAT.

Certification of Sight Distance

I hereby certify that 400' sight distance is available in the locations indicated.

30th day of May, 20 17
Jim Sullivan
Surveyor
Tennessee Certificate No. 1306

*LENOIR CITY UTILITIES BOARD DOES NOT RELEASE AND HEREBY WITHHELS ALL EASEMENTS AND RIGHTS FOR EXISTING UTILITY FACILITIES, WHETHER OR NOT SHOWN ON THIS PLAT.

SURVEYOR:
JIM SULLIVAN
2543 CREEKSTONE CIRCLE
MARYVILLE, TN 37804
PH. 406-7324



Certificate of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and stipulations noted on this plat and in the minutes of the Knoxville-Knox County Metropolitan Planning Commission, on this the 30th day of June, 2017, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

[Signature] Date 8/15/17
Secretary



COUNTERSIGNED
KNOX COUNTY PROPERTY REGISTER
AUG 15 2017
BY [Signature]

MPC File No. 6-SG-17-F
FINAL PLAT
UNIT 2
CAMPBELL PARK S/D

CLT MAP 130, PARCEL 065 & CLT MAP 130J, GROUP E, PARCEL 001
out of parcel 150-086
DISTRICT 6 - KNOX CO., TENN.

SCALE: 1"=532 APRIL 24, 2017



