

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 10-SA-25-C Related File Number: 10-C-25-DP
Application Filed: 8/25/2025 Date of Revision:
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: South side of W Governor John Sevier Hwy, east of South Point Rd
Other Parcel Info.:
Tax ID Number: 137 151 Jurisdiction: County
Size of Tract: 4.76 acres
Accessibility: Access is via W Governor John Sevier Highway, a major arterial with a pavement width of 35 ft within a right-of-way which varies from 150 ft to 170 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential, agriculture/forestry/vacant land - RB (General Residential), A (Agricultural)
South: Agriculture/forestry/vacant land - A (Agricultural)
East: Agriculture/forestry/vacant land, transportation/communications/utilities - PR (Planned Residential) up to 7 du/ac, A (Agricultural)
West: Rural Residential - A (Agricultural)
Proposed Use: Attached residential subdivision Density: 6.09
Planning Sector: South County Plan Designation: SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 W GOVERNOR JOHN SEVIER HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 8 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 0 West Governor John Sevier Highway

No. of Lots Proposed: 29 No. of Lots Approved: 0

Variances Requested: VARIANCES
1. Terminating Road C without an AASHTO turnaround.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL
1. Reduce street frontage from 25 ft to 22 ft in the PR zone.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)
1. Increase the intersection grade from 1% to 2% at the intersection of Roads A and B.
2. Increase the intersection grade from 1% to 1.33% at Road A.
3. Reduce the right-of-way of private roads from 50 ft to 40 ft.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the variance to terminate Road C without an AASHTO turnaround.
A. Due to the unique shape of the property, there is not sufficient room for an AASHTO turnaround.
B. Due to the shape of the property, the length of Road C is less than 150 ft.
C. The granting of the variance will not be detrimental to public safety, health, or welfare because the road is less than 150 ft, which is the length required for an AASHTO turnaround for emergency vehicle access. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

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

Approve the Concept Plan subject to 9 conditions.

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Maintaining a tree buffer with 50-ft of depth along the Governor John Sevier Highway frontage, except for allowing approved access to Governor John Sevier Highway, and installing high-visibility tree protection fencing before clearing and grading activities begin, to be maintained until site and building construction are complete, per the zoning condition (8-O-24-RZ). The 50 ft non disturbance buffer should be drawn and noted On the plat.
7. Providing a Type B landscape screen (Exhibit B) along the southern property line to be within a 20-ft buffer, per the zoning condition (8-O-24-RZ). Existing trees that remain can count toward this requirement. The 20-ft buffer should be drawn and a note added to the plat that a Type B landscape screen shall be contained within the 20-ft buffer.
8. Submitting the landscape plan to Planning staff for review and approval during the design plan phase.
9. 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 as caused by the development, 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.

Comments:

This is a request for a 29-lot townhome subdivision that will be accessed off W Governor John Sevier Hwy, east of South Point Road. The streets will be private roads 26 ft in width, which is sufficient for on street parking. Conditions of the zoning require landscape buffers. A 50-ft non disturbance buffer has been provided along the frontage road per the Governor John Sevier Scenic Highway Corridor Study and a Type B landscape buffer has been provided along the rear adjacent to single family residential.

Action:

Approved with Conditions

Meeting Date: 10/2/2025

Details of Action:

Summary of Action:

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

Approve the Concept Plan subject to 9 conditions.

Date of Approval:

10/2/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville-Knox County Planning Commission

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: