

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



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

## PROPERTY INFORMATION

General Location: East side of Hill Rd, south of Fort Sumter Rd, north of Cabbage Ln  
Other Parcel Info.:  
Tax ID Number: 28 132      Jurisdiction: County  
Size of Tract: 14.3 acres  
Accessibility: Access would be via Hill Road, a minor collector with a pavement width of 19 ft within a 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use: North: Rural residential, single family residential, agriculture/forestry/vacant land - A (Agricultural), RA (Low Density Residential)  
South: Single family residential - PR (Planned Residential) up to 3 du/ac  
East: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential), PR (Planned Residential) up to 3 du/ac  
West: Single family residential, agriculture/forestry/vacant land, rural residential - A (Agricultural)  
Proposed Use: Detached single family subdivision      Density: 3.5  
Planning Sector: North County      Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protection)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 8022 HILL RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 3.75 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: 8022 Hill Road

No. of Lots Proposed: 50      No. of Lots Approved: 0

Variances Requested: VARIANCES  
1. Reduce the K value from 25 to 20 (Sta 4+62.36 Road A).

ALTERNATIVE DESIGN STANDARDS REQUIRING ENGINEERING APPROVAL (DOES NOT REQUIRE PLANNING COMMISSION APPROVAL)

1. Increase the intersection grade from 1% to 2% at the entrance road at Road A and Hill Rd.
2. Increase the intersection grade from 1% to 2% at the intersection of Roads A and B.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL

1. None.

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 reduce the K value from 25 to 20 (Sta 4+62.36 Road A).  
A. The road alignment generally follows the existing topography.  
B. The property has steep topography in this location.  
C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards.

Approve the Concept Plan subject to 7 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. An agreement between the two property owners is required for the pond to be off-site of the development.
4. 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.
5. Land disturbance within the HP area shall not exceed 10.99 acres, as recommended by the slope analysis (attached). The limit of disturbance is to be verified and delineated on the site with high-visibility fencing before grading permits are issued for the site.
6. Meeting all applicable requirements of the Knox County zoning ordinance, including the 30 ft non disturbance buffer around the perimeter of the property except along Hill Rd frontage. Selective tree removal is permissible for the removal of invasive species or to alleviate safety hazards, such as trees that are falling, dead, or dying. The limit of disturbance is to be verified and delineated on the site with high-visibility fencing before grading permits are issued for the site. The 30 ft non disturbance buffer should be drawn and noted in the plat.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments: The applicant is requesting approval of a 50-lot single family subdivision in Halls. The development is on Hill Road, and the entrance will align with the subdivision entrance across the street. The internal roads will be public streets 26 ft wide within 50-ft right-of-way. While stormwater detention and the rear of Lots 1-17 are shown within the 150-ft TVA easement along the western property boundary, no structures can be located within the easement.

Most of the property is within the HP (Hillside Protection) area. The preliminary grading plan shows that the HP disturbance on the site is 8.4 acres, which doesn't include the disturbance of creating access to the stormwater pond. The slope analysis recommends a disturbance of 10.99 acres. There is a condition that the disturbance budget not be exceeded.

**Action:** Approved with Conditions

**Meeting Date:** 10/2/2025

**Details of Action:** Approve the variance to reduce the K value from 25 to 20 (Sta 4+62.36 Road A).

A. The road alignment generally follows the existing topography.

B. The property has steep topography in this location.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards.

Approve the Concept Plan subject to 7 conditions of staff report, in addition to an eighth condition to establish an easement on all lots that intersect with the required 30 ft non-disturb buffer as exhibited on page 9 of the case file.

**Summary of Action:** Approve the variance to reduce the K value from 25 to 20 (Sta 4+62.36 Road A).

A. The road alignment generally follows the existing topography.

B. The property has steep topography in this location.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards.

Approve the Concept Plan subject to 7 conditions of staff report, in addition to an eighth condition to establish an easement on all lots that intersect with the required 30 ft non-disturb buffer as exhibited on page 9 of the case file.

**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:**