

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SB-25-C **Related File Number:** 11-G-25-DP
Application Filed: 9/30/2025 **Date of Revision:**
Applicant: MESANA INVESTMENTS LLC

PROPERTY INFORMATION

General Location: East side of Majors Rd, south side of Coppock Rd, west of Squirrel Run Ln
Other Parcel Info.:
Tax ID Number: 20 160 (PART OF) **Jurisdiction:** County
Size of Tract: 24.61 acres
Accessibility: Access is via Squirrel Run Lane, an unstriped local street with 26 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Rural residential, agriculture/forestry/vacant land, single family residential - A (Agricultural)
South: Rural residential, single family residential - A (Agricultural)
East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 4.25 du/ac
West: Agriculture/forestry/vacant land, single family residential, rural residential - A (Agricultural), RA (Low Density Residential)
Proposed Use: Attached single-family subdivision **Density:** 4.7 du/ac
Planning Sector: Northeast County **Plan Designation:** SR (Suburban Residential), SP (Stream Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7734 MAJORS RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential, with conditions), up to 4.75 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: 7734 Majors Road (AKA Thompson Meadows, Phase 2)

No. of Lots Proposed: 116 No. of Lots Approved: 0

Variations Requested: VARIANCES
None noted.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduce the minimum horizontal curve radius on Squirrel Run Lane from 250 ft to 175 ft at STA 0+95.05.
2. Reduce the minimum horizontal curve radius on Squirrel Run Lane from 250 ft to 225 ft between STA 3+06.22 and 4+52.92.
3. Reduce the minimum horizontal curve radius on Squirrel Run Lane from 250 ft to 175 ft between STA 5+54.42 and 8+42.39.
4. Reduce the minimum horizontal curve radius on Squirrel Run Lane from 250 ft to 200 ft between STA 11+32.58 and 14+31.78.
5. Reduce the minimum horizontal curve radius on Squirrel Run Lane from 250 ft to 200 ft at STA 15+01.84 and 16+60.61.
6. Reduce the minimum lot frontage width from 25 ft to 20 ft for lots with frontage on a cul-de-sac or bulb, as shown in the concept plan.

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

1. Increase the maximum intersection grade from 1 percent to 1.5 percent at the intersection of Road 'B' at Squirrel Run Lane.
2. Reduce the minimum public right-of-way width from 50 ft to 31.68 ft on Squirrel Run Lane between STA 0+74.37 and 2+00.00.
3. Reduce the minimum pavement width from 26 ft to 20 ft on Squirrel Run Lane between STA 0+74.37 and 2+00.00.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the alternative design standards based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 12 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. Meeting all applicable requirements of the Knox County Zoning Code, including the eight zoning conditions listed in the staff comments.
4. Providing a landscape plan that confirms compliance with zoning conditions # 6 and #7, with review and approval by Planning staff before grading permits are issued for the site. The plan must specify how existing trees that must be maintained will be protected during construction, and where the Type B landscape screen (Exhibit C) is required, the location and species of plantings must be provided. Where existing vegetation is used to fully or partially satisfy the Type B vegetative buffer, the location and type of tree (deciduous or evergreen) must be provided. Selective tree removal is permissible for invasive species or to address safety hazards, such as trees that are falling, dead, or dying.
5. Providing an easement on all lots that intersect the required Type B landscape screening to require maintenance of the screening in perpetuity.
6. [Revised 11/13/2025] Implementing the recommendations of the Thompson Meadows, Phase 2 Subdivision Transportation Impact Study (AJAX Engineering, 9/29/2025) as required by Knox County Engineering and Public Works during the design plan phase (see Exhibit B).
7. 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 an 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.

8. Install sidewalks per Chapter 54, Article IV of the Knox County Code. The location of the sidewalks will be determined by Knox County Engineering and Public Works during the design plan phase.

9. The community mail kiosk(s) shall be reviewed and approved by Knox County Engineering and Public Works during the design plan phase, including but not limited to the location and associated parking.

10. Providing a sight distance easement through the horizontal curve radii of less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveway that cannot be located outside the sight distance easement must have a 20-ft depth outside the sight distance easement.

11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

12. 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.

Comments:

***** Revision on 11/13/2025 *****

Condition #6 was revised from "... as revised and approved by Planning Commission staff and Knox County Engineering and Public Works" to "... as required by Knox County Engineering and Public Works during the design plan phase."

This proposal is for a 116-lot attached residential subdivision on this 24.61-acre site at a density of 4.7 du/ac. The property was partially rezoned from A (Agricultural) to PR(k) (Planned Residential, with conditions) up to 4.75 du/ac, subject to 8 conditions, in June 2025 (5-J-25-RZ). The zoning conditions are listed below. There are 4.95 acres that remain zoned A (Agricultural) in the northwest portion of the site, which are not part of this subdivision request and will be platted separately.

Access to the site will be from phase 1 of the Thompson Meadows subdivision via an extension of Squirrel Run Lane. The road width will taper down to approximately 20 ft as it extends through a narrow, 31 ft connection between the phases, and will taper to the typical 26 ft width once into the site. The existing sidewalk on Squirrel Run Lane will be extended through phase 1 and to the first intersection in phase 2. A pedestrian connection from Road 'B' to Grasshopper Lane, providing access to the existing neighborhood amenity area.

ZONING CONDITIONS (5-J-25-RZ)

- 1) There shall be no vehicular access to Majors Road nor Coppock Road;
- 2) There shall be no vehicular access through the vacant lot adjacent to the cul-de-sac on Grasshopper Lane;
- 3) Reserve and construct pedestrian access from Grasshopper Lane to the nearest proposed street through the vacant lot adjacent to the cul-de-sac on Grasshopper Lane to access the community park via a 5-foot sidewalk inside a 10-foot permanent easement;
- 4) Per Knox County Development ordinance, there shall be an extension of sidewalks along the right side of Squirrel Run Lane from the intersection of Squirrel Run Lane and Game Bird Street to at least the first intersection in the future development plan;
- 5) Vehicular access shall be connected and limited to Thompson Meadows subdivision via Squirrel Run Lane;
- 6) A 15-foot Type B vegetative buffer shall be established or maintained along all adjacent properties with the exception of those along Thompson Meadows subdivision;
- 7) Existing trees on property lines shall not be disturbed with the exception of necessary disturbances as required for the access to Squirrel Run Lane;
- 8) The zoning for the area west of the eastern boundary of the Karns Branch floodway, west to Majors Rd and North to Coppock Rd shall remain Agriculture. Future density of this area shall be limited to no more than 1 dwelling unit per acre.

Action: Approved with Conditions **Meeting Date:** 11/13/2025

Details of Action:

Summary of Action: Approve the alternative design standards based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 12 conditions.

Date of Approval: 11/13/2025 **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: