

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 6-SB-26-C **Related File Number:** 6-E-26-DP
Application Filed: 5/4/2026 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Southeast side of Millertown Pike, east of Presnell Rd
Other Parcel Info.:
Tax ID Number: 50 204 **Jurisdiction:** County
Size of Tract: 10.53 acres
Accessibility: Access would be via Millertown Pike, a minor arterial street with 20 ft of pavement width within a right-of-way width that varies from 54 ft to 75 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential, rural residential - A (Agricultural)
South: Agriculture/forestry/vacant land - PC (Planned Commercial), PR (Planned Residential) up to 4 du/ac
East: Agriculture/forestry/vacant land, multifamily residential (under construction) - PR (Planned Residential) up to 4 du/ac
West: Single family residential, rural residential, agriculture/forestry/vacant land - A (Agricultural)
Proposed Use: Detached residential subdivision **Density:**
Planning Sector: Northeast County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 7324 MILLERTOWN PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) with conditions, up to 5.1 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: 7324 Millertown Pike

No. of Lots Proposed: 46 No. of Lots Approved: 0

Variations Requested: VARIANCES

1. Decrease the intersection separation from 400 ft to 285 ft between Road A and Legg Creek Lane.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Increase the grade from 1% to 2% at the intersection of Road A and Millertown Pike.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

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 decrease the intersection separation on Millertown Pike from 400 ft to 285 ft between Road A and Legg Creek Lane.
A. The property only has 273 feet of road frontage on Millertown Pike and cannot meet the intersection spacing requirement.
B. The lot's road frontage is unique to the property.
C. The entrance on Millertown Pike has been placed to meet the required sight distance. The Knox County Department of Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

Approve the alternative design standard based on the justification provided by the applicant and 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. Providing 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, establishing 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. Providing a Type B landscape screen with trees planted at a maximum of 10 ft centers, per the rezoning condition Planning Case 4-V-25-RZ (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 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.
8. Implementing the recommendations of the 7324 Millertown Pike Transportation Impact Letter (Ajax Engineering, 5/2026), as revised and approved by Planning Commission staff and Knox County Engineering and Public Works (see Exhibit C).
9. Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval. The required stream buffers must be provided if this is determined to be a stream. This may impact the layout, and lots will have to be consolidated to provide a buildable area outside the stream buffers.

Comments:

The property is zoned PR (Planned Residential) with a density of up to 5.1 du/ac, subject to 2 conditions: 1) a 10-ft wide Type B buffer with trees be planted at a maximum of ten-ft centers with an expected mature height of approximately 15 ft along the western and southern property lines and 2) access to Millertown Pike shall be in compliance with Subdivision Regulations, and any variance request must be supported by Engineering and Public Works.

This 46-lot development is on approximately 10.53 acres, which will yield a density of 4.37 du/ac. The Type B landscape screen is shown on the development plan. Type B screens are a minimum of 12 ft in width. The zoning condition specifically calls for trees planted with 10 ft between the centers (see Exhibit B). A traffic letter was provided by the applicant, and Knox County Engineering and Public Works have agreed that the variance request for a reduced intersection separation is warranted because the limited road frontage causes hardship and sight distance has been met.

Action: Approved with Conditions **Meeting Date:** 6/11/2026

Details of Action:

Summary of Action:

Approve the variance to decrease the intersection separation on Millertown Pike from 400 ft to 285 ft between Road A and Legg Creek Lane.
A. The property only has 273 feet of road frontage on Millertown Pike and cannot meet the intersection spacing requirement.
B. The lot's road frontage is unique to the property.
C. The entrance on Millertown Pike has been placed to meet the required sight distance. The Knox County Department of Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

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

Approve the Concept Plan subject to 9 conditions.

Date of Approval: 6/11/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:**