

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 8-SG-26-C **Related File Number:** 8-F-26-DP
Application Filed: 7/8/2026 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: West side of Maryville Pike, south of Maloney Rd
Other Parcel Info.:
Tax ID Number: 135 02202, 02212, 04602 **Jurisdiction:** County
Size of Tract: 76.5
Accessibility: Access is via Maryville Pike, a minor arterial street with 38 ft of pavement width within 74 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Public/quasi-public land (church), rural residential, agriculture/forestry/vacant land - RAE (Exclusive Residential), A (Agricultural), RB (General Residential)
South: Single family residential, agriculture/forestry/vacant land, rural residential - PR (Planned Residential) up to 4 du/ac, A (Agricultural)
East: Agriculture/forestry/vacant land, rural residential, single family residential - A (Agricultural), PR (Planned Residential) up to 4 du/ac
West: Single family residential, agriculture/forestry/vacant land, private recreation, multifamily residential - A (Agricultural), RB (General Residential), OB (Office, Medical, and Related Services), PR (Planned Residential) up to 4 du/ac
Proposed Use: **Density:**
Planning Sector: South County **Plan Designation:** SR (Suburban Residential), HP (Hillside Protection), SP (Str)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Goff Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 2 du/ac with conditions and PR (Planned Residential) up to 4 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 Maryville Pike

No. of Lots Proposed: 1 No. of Lots Approved: 0

Variances Requested: VARIANCES:
None.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:
Increase the grade from 12% to 12.92% on Road B, a private street.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC
WORKS 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 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 14 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, 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, including the condition of the rezoning 8-C-24-RZ: land disturbance within the HP (Hillside Protection) Area shall not exceed the recommended disturbance budget of the slope analysis based on the area of development identified during the development plan review, unless approved by the Planning Commission.
6. 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.
7. Providing a sight distance easement through the horizontal curve radius less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways that cannot be located outside the sight distance easement must have a 20-ft depth outside the sight distance easement.
8. Providing a sidewalk along the entire length of Road A. The sidewalk shall meet ADA standards.
9. Providing the required buffer for the stream that is located between lots 199 and 198 unless this drainage way connecting the two existing ponds is determined to be a "wet weather conveyance".
10. Implementing the conclusions and recommendations of the Sevier Meadows – Phase 2 Subdivision Transportation Impact Study (TIS) (Ajax Engineering, revised august 26, 2025) as required by Knox County Engineering and Public Works and the Tennessee Department of Transportation during permitting. See Exhibit B. If the TIA is further revised, it must be submitted to planning staff for review

and approval by all applicable agencies.

11. No more than 11 units can receive Certificates of Occupancy before the turn lane recommendation of the TIS have been completed.

12. Providing the acreage for the parcels zoned PR (Planned Residential) up to 4 du/ac and 2 du/ac separately during permitting. The maximum number of dwelling units on the property zoned PR up to 4 du/ac is 242 units and 13 units is the maximum number of dwellings allowed on the property zoned PR (k) up to 2 du/ac. The density calculation includes the right-of-way dedication for the maximum number of lots allowed in the PR up to 2 du/ac zone.

13. Meeting the land disturbance limitations on the parcel zoned PR(k) (Planned Residential) up to 2 du/ac per condition of rezoning approval (8-C-24-RZ/8-E-24-PA) during permitting. Planning staff can review and approve minor adjustments to the disturbance limitation line, provided the overall development does not exceed the maximum allowed land disturbance.

14. Obtaining any permits required by the Tennessee Department of Transportation.

Comments:

The applicant is requesting approval of a revision to a residential subdivision (9-SB-25-C/9-F-25-DP) featuring 132 townhome lots and 127 single-family units, for a total of 259 units. The previous approval had the units on individual lots. This plan will have 255 units of townhomes, duplexes, and single family style homes all on one lot.

The development utilizes a boulevard entrance road, and a sidewalk is provided on one side of the entire length of Road A per the Knox County Sidewalk Ordinance. The road design is unchanged but will be private instead of public roads.

The Sevier Meadows -Phase 2 (0 Maryville Pike) Subdivision Transportation Impact Study (TIS) concludes that a southbound left turn lane is warranted once the 12th housing unit is constructed (see Exhibit B).

Action:

Approved with Conditions

Meeting Date: 8/13/2026

Details of Action:

Summary of Action:

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 14 conditions.

Date of Approval:

8/13/2026

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: