



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 11-SB-25-C
11-G-25-DP

AGENDA ITEM #: 29
AGENDA DATE: 11/13/2025

▶ **SUBDIVISION:** 7734 MAJORS ROAD (AKA THOMPSON MEADOWS, PHASE 2)

▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS LLC

OWNER(S): Daniel & Sandra Butler

TAX IDENTIFICATION: 20 160 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7734 MAJORS RD

▶ **LOCATION:** East side of Majors Rd, south side of Coppock Rd, west of Squirrel Run Ln

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 24.61 acres

▶ **ZONING:** PR(k) (Planned Residential, with conditions), up to 4.75 du/ac

PLACE TYPE: SR (Suburban Residential), SP (Stream Protection)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: 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)

▶ **NUMBER OF LOTS:** 116

SURVEYOR/ENGINEER: Chris Sharp Urban Engineering, Inc.

ACCESSIBILITY: Access is via Squirrel Run Lane, an unstriped local street with 26 ft of pavement width within a 50-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 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.

STAFF RECOMMENDATION:

- ▶ **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.

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.

- ▶ **Approve the development plan for up to 116 attached residential lots, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the eight zoning conditions.

2. The maximum height of the attached dwellings shall be 35 feet.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

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.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR(k) (Planned Residential, with conditions) up to 4.75 du/ac.

A. The PR zone allows detached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The PR zone allows consideration of up to 4.75 du/ac. The subdivision's density is 4.7 du/ac.

C. With the recommended conditions, the development is consistent with the zoning conditions.

2) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The site is in the SR (Suburban Residential) place type with SP (Stream Protection) on the Future Land Use Map. SR areas are primarily made up of single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing sizes and styles, including some small-

scale attached dwellings. – The proposed attached dwelling development with varying lot sizes and two-story structures is consistent with the SR place type.

B. The SP area surrounds the Kerns Branch stream and corresponds with the FEMA 500-year floodplain. The development must conform with the Knox County stormwater regulations, including the “no-fill line”, which is halfway between the FEMA floodway and 100-year floodplain boundaries.

3) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The FEMA floodplains will remain largely undisturbed and in common area, consistent with Policy 7, which encourages development practices that conserve and connect natural features and habitat. The rear of lots 80-85 are proposed to have fill in the 100-year and/or 500-year floodplains, but outside of the “no-fill line”.

B. Maintaining existing trees along the external boundary of the development and providing a Type ‘B’ landscape screening along adjacent properties is consistent with Policy 2, to ensure that development is sensitive to existing community character.

C. Providing attached residential houses in an area that is predominantly detached houses is consistent with Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Planned Growth Area on the Growth Plan Map. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage, and other public facilities and services. – The proposed development is consistent with the growth policy plan.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.