

# CONCEPT PLAN / DEVELOPMENT PLAN

9-SB-25-C / 9-F-25-DP



Attached and detached residential subdivision. in PR (Planned Residential), 1-4 DU/AC, <2 DU/AC

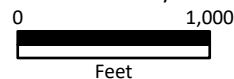
Original Print Date: 8/6/2025

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Mesana Investments, LLC

Map No: 135

Jurisdiction: County





# Planning

KNOXVILLE | KNOX COUNTY

## Development Request

**Subdivision** ☒ Concept Plan\* ☐ Final Plat

**Zoning** ☐ Rezoning ☐ Plan Amendment\*

**Development** ☒ Development Plan\* ☐ Planned Development\* ☐ Use on Review / Special Use\* ☐ Hillside Protection COA\*

\*These application types require a [pre-application consultation](#) with Planning staff.

Mesana Investments, LLC

Applicant Name	Affiliation	File Number(s) <b>9-SB-25-C</b> <b>9-F-25-DP</b>
7/28/2025	9/11/2025	
Date Filed	Meeting Date (if applicable)	

**Correspondence** *All correspondence will be directed to the approved contact listed below.*

☐ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Scott Davis	Mesana Investments, LLC		
Name	Company		
P.O. Box 11315	Knoxville	TN	37939
Address	City	State	ZIP
(865) 693-3356			
Phone	Email		

**Current Property Info**

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 Goff Road and Maryville Pike and 0 Berry Rd	135 02212 & 135 02202 & 135 04602	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

**Development Request**

<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	RELATED CITY PERMIT NUMBER
Proposed Use Attached and detached residential subdivision	
Specify if a traffic impact study is required: <input checked="" type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No	



## Subdivision Request

Maryville Pike Subdivision (temporary name)

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

262

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) \_\_\_\_\_

Specify if requesting: ☒ Variance ☒ Alternative design standard

Specify if a traffic impact study is required: ☒ Yes (required to be submitted with application) ☐ No

## Zoning Request

PENDING PLAT FILE NUMBER

☐ Zoning Change

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

## Authorization

☒ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Scott Davis

7/28/2025

(865) 693-3356

Print Name / Affiliation

Date

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

07/29/2025, SG

## Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0102	\$1,600.00		\$1,600.00



# URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS

July 25, 2025

Knoxville / Knox County Planning  
Suite 403, City County Building  
400 Main Street  
Knoxville, TN 37902

**Re: 8014 Asheville Highway (11-SG-24-C / 11-J-24-DP)**

Dear Sir or Madam:

The following is a list of our Alternative Design Standard requests:

Road A:

1. Reduce the centerline radius from 250' to 175' between stations 8+90.21 & 9+90.64.
2. Increase the intersection grade from 1% to 1.5% at the intersection of Maryville Pike and Road A.
3. Increase the intersection grade from 1% to 2% at the intersection of Roads A & C.

Road B:

1. Reduce the centerline radius from 250' to 175' between stations 6+20.18 & 7+63.74.
2. Reduce the centerline radius from 250' to 175' between stations 13+90.32 & 13+85.84.
3. Reduce the centerline radius from 250' to 175' between stations 14+26.30 & 14+92.83.
4. Reduce the centerline radius from 250' to 225' between stations 17+50.36 & 19+40.36.
5. Increase the maximum road grade from 12% to 12.92%.
6. Increase the intersection grade from 1% to 2% at the intersection of Roads A & B.

Road C:

1. Reduce the centerline radius from 250' to 175' between stations 1+71.36 & 3+02.10.



# URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS

2. Reduce the centerline radius from 250' to 175' between stations 3+92.71 & 6+74.77.
3. Reduce the centerline radius from 250' to 175' between stations 7+59.61 & 8+76.92.

Other:

1. Reduce the minimum lot width to 20'.

Please do not hesitate to contact me if you have questions or need additional information.

Sincerely,

Urban Engineering, Inc.

Chris Sharp, P.E.

The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

## HARDSHIP CONDITIONS TO BE MET:

- 1 Conditions Required:** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may, after written application, grant variations to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
- 2 Evidence of Hardship Required:** The Planning Commission shall not grant variations to these regulations if the purpose of the variation is solely for financial gain. The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that the following hardships are met:
  - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
  - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
  - c. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

***By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.***

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Signature

Printed Name

Date

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

## **1. VARIANCE REQUESTED:**

**Specify the hardship that would result for each of the variance criteria:**

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***To be completed by the City or County Department of Engineering, as applicable:***

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:

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Engineering Comments:



# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

08/29/2025

09/12/2025

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☒ No

☐ No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Mesana Investments, LLC

Applicant Name

Date

7-28-2025