



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 9-SB-25-C

AGENDA ITEM #: 15

9-F-25-DP

AGENDA DATE: 9/11/2025

► **SUBDIVISION:** 0 MARYVILLE PIKE SUBDIVISION

► **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC

OWNER(S): Scott Davis Mesana Investments, LLC

TAX IDENTIFICATION: 135 02202, 02212, 04602

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 GOFF RD (0 MARYVILLE PIKE, 0 BERRY RD)

► **LOCATION:** East side of Maryville Pike, north of Bayonet Ln, northwest of Brown Rd

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Tennessee River, Knob Creek

► **APPROXIMATE ACREAGE:** 76.5 acres

► **ZONING:** PR(k) (Planned Residential) up to 2 du/ac with conditions and PR (Planned Residential) up to 4 du/ac
PR (Planned Residential) up to 4 du/ac and 2 du/ac (k)

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

► **PROPOSED USE:** Attached and detached residential subdivision

SURROUNDING LAND USE AND ZONING: 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

► **NUMBER OF LOTS:** 259

SURVEYOR/ENGINEER: Chris Sharp, P.E. Urban Engineering, Inc.

ACCESSIBILITY: Access is via Maryville Pike, a state-owned minor arterial with 21-30 ft of pavement width within a right-of-way width that varies from 60-72 ft.

► **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES:**
1. Reduce the minimum broken back curve tangent from 150 ft to 126.22 ft on Road B at STA 7+63.74

2. Reduce the minimum broken back curve tangent from 150 ft to 81 ft on Road B at STA 14+92.83
3. Reduce the minimum broken back curve tangent from 150 ft to 90.61 ft on Road C between STA 3+02.10 and 3+92.71
4. Reduce the minimum broken back curve tangent from 150 ft to 84.84 ft on Road C between STA 6+74.77 and 7+59.61
5. Reduce the minimum reverse curve tangent from 50 ft to 40.46 ft on Road B, STA 13+85.84
6. Reduce the minimum K value from 25 to 20 on Road A between STA 3+66.12 and 7+12.05
7. Reduce the minimum K value from 25 to 24.61 on Road B at STA 0+55.81
8. Reduce the minimum K value from 25 to 15 on the south side of the intersection of Road B at Road A
9. Reduce the minimum K value from 25 to 20 on Road C between STA 11+78.36 and 12+91.01

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduce the minimum lot frontage from 25 ft to 20 ft
2. Increase the maximum road grades from 12 percent to 12.92 percent on Road B between STA 1+03 and 4+76.22
3. Reduce the minimum centerline radius from 250 ft to 175 ft between STA 8+90.21 and 9+90.64 on Road A
4. Reduce the minimum centerline radius from 250 ft to 175 ft between STA 6+20.18 and 7+63.74 on Road B
5. Reduce the minimum centerline radius from 250 ft to 175 ft between STA 13+19.32 and 13+85.84 on Road B
6. Reduce the minimum centerline radius from 250 ft to 175 ft between STA 14+26.30 and 14+92.83 on Road B
7. Reduce the minimum centerline radius from 250 ft to 175 ft between STA 15+73.38 and 15+86.21 on Road B
8. Reduce the minimum centerline radius from 250 ft to 225 ft between STA 17+50.36 and 19+40.36 on Road B
9. Reduce the minimum centerline radius from 250 ft to 175 ft between STA 1+71.36 and 3+02.10 on Road C
10. Reduce the minimum centerline radius from 250 ft to 175 ft between STA 3+92.71 and 6+74.77 on Road C
11. Reduce the minimum centerline radius from 250 ft to 175 ft between STA 7+59.61 and 8+76.92 on Road C

ALTERNATIVE DESIGN STANDARD 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 on Road A at Maryville Pike
2. Increase the maximum intersection grade from 1 percent to 2 percent on Road A at Road C
3. Increase the maximum intersection grade from 1 percent to 2 percent on both approaches of Road A at Road B

STAFF RECOMMENDATION:

- Deny the development plan/concept plan because it is not consistent with the PR (Planned Residential) zoning district for the subject property since it exceeds the density allowed in one of the PR zones.

- Deny the development plan/concept plan because it is not consistent with the PR (Planned Residential) zoning district for the subject property since it exceeds the density allowed in

one of the PR zones.

COMMENTS:

The applicant is requesting approval of a residential subdivision featuring 132 townhome lots and 127 single-family lots, for a total of 259 lots. It includes a clubhouse and a pool at the intersection of Road A and Road B.

The subject property is accessed from Maryville Pike south of the new IC King Park access. 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. Rather than stripe a dedicated turn lane, the TIS recommends reconfiguring the existing northbound left turn lane at the IC King Park entrance into a two-way left-turn lane that extends to the subdivision entrance (see Exhibit B).

INFRASTRUCTURE

The internal streets will be public and will be 26 ft in width within 50 ft of right-of-way, except for the boulevard entrance road that has 20-ft lanes in each direction and an 8-ft median. All streets can accommodate on-street parking where space is available between driveways. The right-of-way stub out in the Sevier Meadows subdivision on the west side of Knob Creek was intended to provide access to this subject site but is not being utilized. A sidewalk is provided on one side of the entire length of Road A per the Knox County Sidewalk Ordinance.

DENSITY

The subject site consists of two different PR (Planned Residential) zone districts with different densities. Most of the site (70 acres) was approved for up to 4 du/ac in 2002 (11-L-02-RZ), with the remaining 6.5 acres approved for up to 2 du/ac in 2024 (8-C-24-RZ). The 2002 rezoning for PR with up to 2 du/ac was subject to one condition: 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.

Unlike other base zone districts, such as RA (Low Density Residential), a PR district that is approved retains its unique zoning boundary even if it is adjacent to another PR district. This is because the density approved with the PR district was determined to be appropriate for that particular area. Staff recommends denial of the concept plan and development plan because the proposed density in the PR up to 2 du/ac portion of the site is 2.46 du/ac, exceeding the maximum allowed. .

SITE CONSTRAINTS

This site is almost entirely comprised of land with significant site constraints. 57.11 acres of the total 76.5 acres (74 percent) fall within the HP (Hillside Protection) area. The northern portion of the site includes the most significant constraints with slopes within the 25-40 percent and over 40 percent ranges. The southern portion of the site is within the FEMA floodway and 100- and 500-year floodplains.

The recommended land disturbance budget is 37 percent (21.37 acres) of the HP area (see attached slope analysis). The proposed land disturbance in the HP area exceeds that recommendation by 65 percent (37.4 acres), which is 76 percent (16 acres) over the recommended disturbance area and is not consistent with the condition of the PR up to 2 du/ac zoning on the 6.5 acre parcel (parcel 135 02212).

The Hillside and Ridgetop Protection Plan (HRPP) recommendations for low and rural residential density developments is attached in Exhibit C. The following are excerpts of applicable recommendations from the HRPP:

A) Use terrain adaptive architecture. Structures should be built into the natural slope of the land to minimize cut and fill; pad grading (for example, preparation for a concrete building slab) should be avoided.

NOTE: The preliminary grading plan shows that pad grading is being utilized for structures built on concrete building slabs.

B) Street pavement and right-of-way width should be minimized under some circumstances.

NOTE: Staff do not support these reductions with the current subdivision plan because it does not implement other recommendations of the HRPP.

C) Front yard setbacks may be reduced to limit overall site disturbance under some circumstances, such as when there is a fairly level space near the road and the back of the lot falls sharply downhill.

NOTE: A front setback reduction below what is currently requested by the applicant requires approval by the

Board of Zoning Appeals. Steep slopes are generally considered a hardship for approving variances.

D) Lot orientation should be with the natural grade of the land. This will generally be a lateral orientation with a road running along the contours of a hillside. Additional lot width may be needed to accommodate driveway access.

NOTE: Roads B and C generally follow the contours, except when they intersect with Road A, which deviates from the contours and requires significant cut and fill.

E) Tree preservation should be encouraged, particularly on the rear of lots and near ridgetops to screen homes; at least 85 percent of trees within 100 feet of a ridgetop should be conserved.

F) Homes should be clustered on more level land areas of the site, while areas with slopes 25 percent greater and ridgetops should be left undisturbed or developed at a very low density.

NOTE: Approximately half of the townhomes are located in a flat area outside the HP area but are partially located in the 100- and 500-year floodplains. There are also homes in some of the areas exceeding 40 percent slopes.

G) "Tucked-under garages" constructed within a house minimize clearing and grading. Several designs are possible in placing a garage under a house: when the house is uphill and close to the right-of-way, a "tucked-under garage" can be a good solution; when access can be provided to the side of house, a basement garage is another good solution. Parking pads near the right-of-way also offer a solution, especially on small lots, as long as sight distances are adequate where the pad meets the road.

H) Reforestation is recommended as a reclamation option and may be appropriate when the proposed land disturbance exceeds the recommended budget.

NOTE: There are approximately 4.5 acres of land disturbance in the HP area that is within common areas (based on the preliminary grading plan). If these areas were reforested, the development would remain approximately 11.5 acres over the recommended land disturbance budget.

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

A. The PR zone allows houses and attached houses as permitted uses. 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 property has dual PR (Planned Residential) zoning. There are 70 acres zoned with a density of up to 4 du/ac where the applicant is proposing a built-out density of 3.5 du/ac. However, the remaining property, containing roughly 6 acres, allows up to 2 du/ac subject to one condition: Land disturbance within the HP (Hillside Protection) area shall not exceed the recommended disturbance budget of the slope analysis (2.3 acres) based on the area of development identified during the development plan review, unless approved by the Planning Commission. Here, the applicant has proposed a built-out density of 2.46 du/ac, which exceeds the maximum allowed by the zoning and exceeds the maximum disturbance within the Hillside Protection area of 2.3 acres.

C. The County code does not provide a mechanism for transferring densities between parcels or adjacent zoning districts. The PR zone with up to 2 du/ac cannot contain more than 13 dwelling units, but the plan shows 16 total dwelling units - 13 single family homes (Lots 1-8, 255-259) and 3 townhomes (Lots 254-252).

D. Building footprints for lots 251-249 span both zoning districts but are primarily located in the PR up to 4 du/ac zone.

E. The height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 2 stories.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property is designated as the SR (Suburban Residential) place type and is in the HP (Hillside Protection) area on the Future Land Use Map. Houses are considered a primary use, and attached houses are considered a secondary use in the SR place type. Attached residential structures, such as duplexes, multiplexes, and townhomes, should have a scale comparable to that of a single-family home. The attached houses are 2 stories, which meet these criteria.

B. The HP (Hillside Protection) classification is used to identify hillsides, ridges, and similar features with a slope of 15 percent or more. As mentioned previously, the proposed land disturbance exceeds the maximum recommended by the slope analysis.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 7 encourages development practices that conserve and connect natural features and habitat. The Development Guidelines and Subdivision Regulations of the HRP plan call for reducing the land disturbance in the HP area. The proposed concept plan is substantially out of compliance with the Hillside and Ridgetop Protection Plan, exceeding the land disturbance budget by 76 percent. Additionally, the guidelines recommend that structures be built into the land's natural slope to minimize cut and fill; pad grading (for example, preparation for a concrete building slab) should be avoided. Reforestation is recommended when there is extensive clearing and grading.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the 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. This development is in alignment with these goals.

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: 35 (public school children, grades K-12)

Schools affected by this proposal: Mount Olive Elementary, South Doyle Middle, and South Doyle 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 development plan request is final, unless the action is appealed either to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).