



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 8-SD-26-C

**AGENDA ITEM #:** 28

8-E-26-DP

**AGENDA DATE:** 8/13/2026

► **SUBDIVISION:** 3110 GRAY HENDRIX ROAD  
► **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC  
**OWNER(S):** Grant Denton Trellis Properties

**TAX IDENTIFICATION:** 91 018, 019

[View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 3110 GRAY HENDRIX RD (0 GRAY HENDRIX RD)

► **LOCATION:** South side of Oak Ridge Hwy, east of Gray Hendrix Rd

**GROWTH POLICY PLAN:** Planned Growth Area

**FIRE DISTRICT:** Karns Fire Department

**WATERSHED:** Beaver Creek

► **APPROXIMATE ACREAGE:** 18.42 acres

► **ZONING:** PR(k) (Planned Residential) with conditions, up to 10 DU/AC, A (Agricultural)

**PLACE TYPE:** TN (Traditional Neighborhood), CMU (Corridor Mixed-use), RC (Rural Conservation), HP (Hillside Ridgetop Protection)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Rural Residential

► **PROPOSED USE:** Attached Residential Subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Single family residential, commercial - CA (General Business)  
South: Rural residential - A (Agricultural)  
East: Rural residential, agriculture/forestry/vacant land, office - A (Agricultural), CA (General Business)  
West: Agriculture/forestry/vacant land, rural residential, commercial - A (Agricultural), CA (General Business)

► **NUMBER OF LOTS:** 168

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

**ACCESSIBILITY:** Access is via Oak Ridge Highway, a major arterial with a pavement width of 33 ft within a right-of-way which varies between 80 ft and 87 ft.

► **SUBDIVISION VARIANCES REQUIRED:** **VARIANCE:**  
1) Reduce the distance between reverse curves from 50' to 40.73' between stations 2+79.63 and 3+20.36.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL:**

1. Reduce the centerline radius from 250' to 125' (Sta. 0+51.88 Road A).
2. Reduce the centerline radius from 250' to 125' (Sta. 1+88.16 Road B).
3. Reduce the centerline radius from 250' to 200' (Sta. 1+79.77 Road A).

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

- 1. Increase the maximum intersection grade from 1% to 2% at all intersections.**
- 2. Reduce the minimum required right-of-way width from 50' to 40' on all private roads.**
- 3. Reduce the minimum required right-of-way radii at the intersection of Road A and Oak Ridge Highway from 25 ft to 0 ft.**

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**STAFF RECOMMENDATION:**

- ▶ **Withdraw the application, as requested by the applicant.**
  
- ▶ **Withdraw the application, as requested by the applicant.**

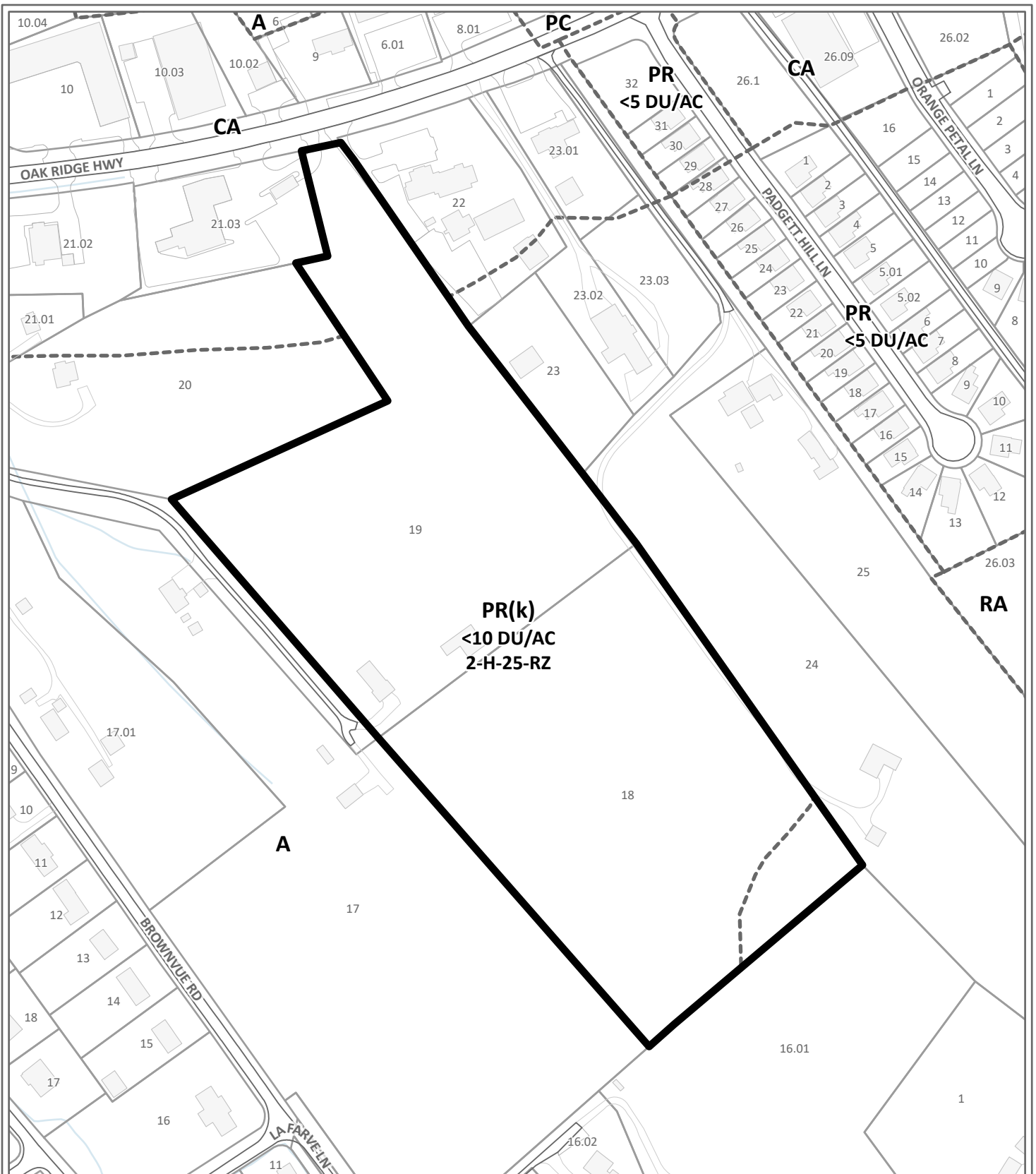
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 61 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



# **CONCEPT PLAN / DEVELOPMENT PLAN**

**8-SD-26-C / 8-E-26-DP**

**Petitioner:** Mesana Investments, LLC



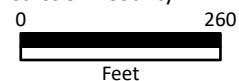
Attached residential subdivision in PR(k) (Planned Residential, with conditions) at 10 du/ac, A (Agricultural)

**Original Print Date:** 7/1/2026

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

**Map No:** 91

**Jurisdiction:** County



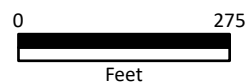
## Exhibit A. Contextual Images



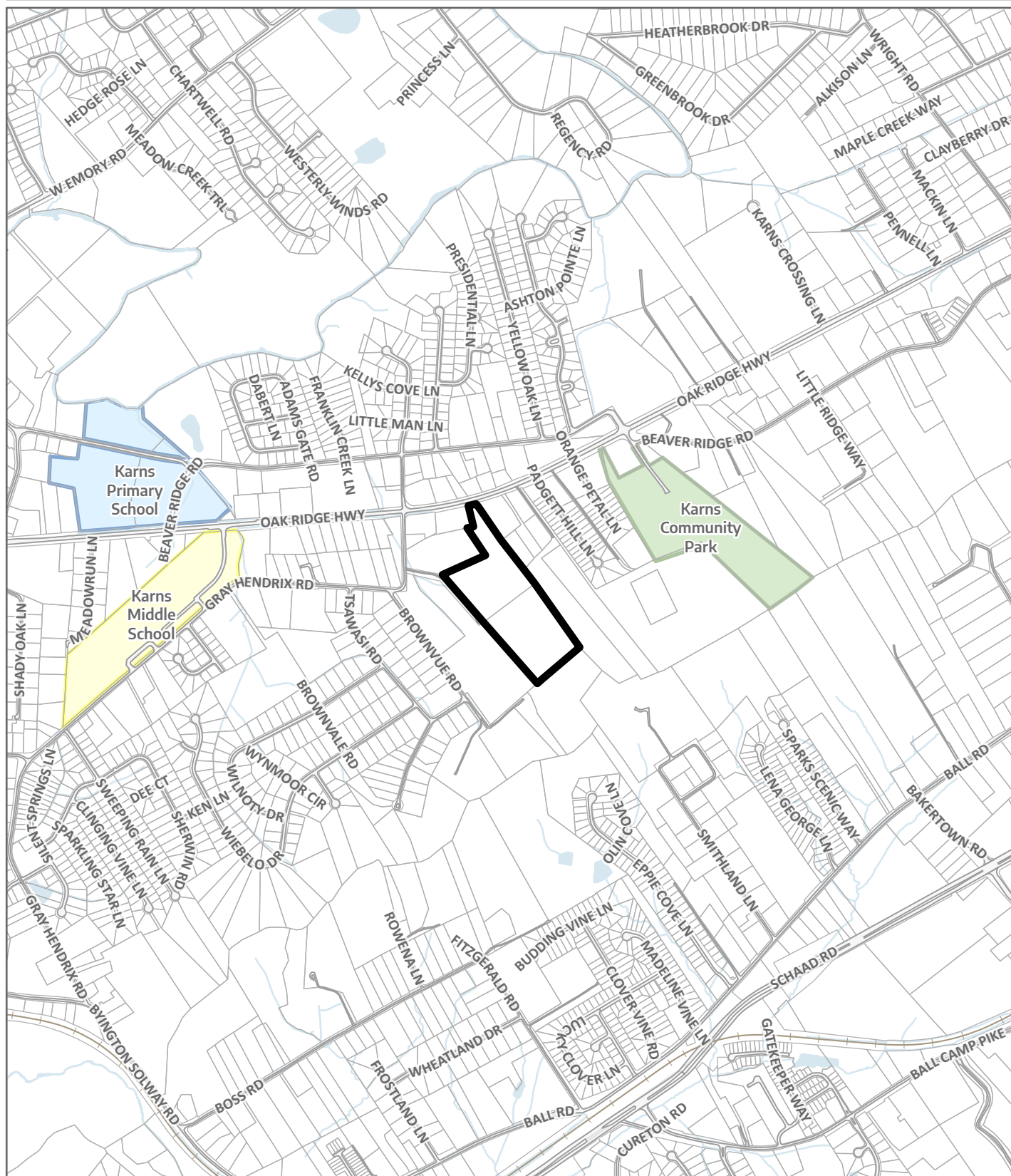
### AERIAL MAP



Case boundary



## Exhibit A. Contextual Images

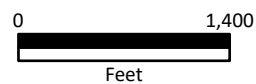


**LOCATION MAP**

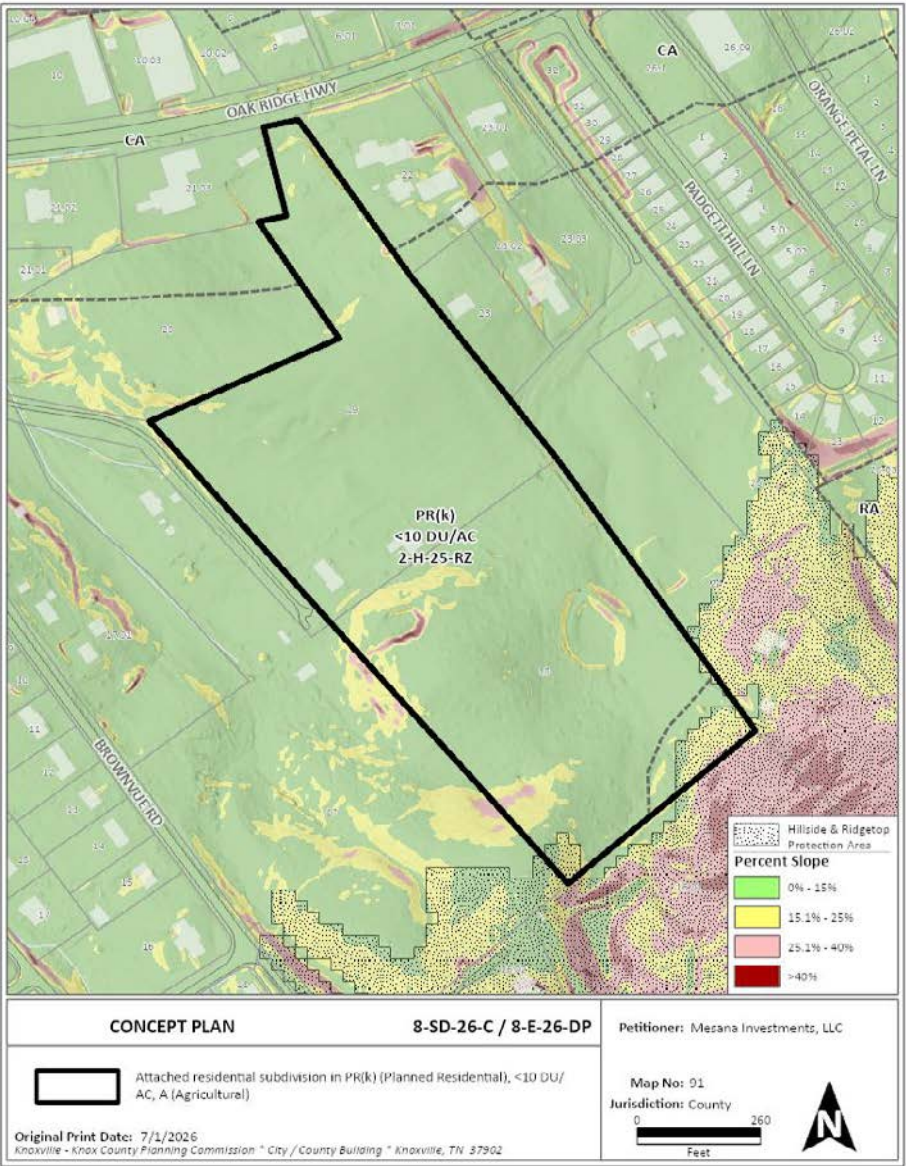
**8-SD-26-C / 8-E-26-DP**



Case boundary



| CATEGORY                      | ACRES | RECOMMENDED<br>DISTURBANCE BUDGET<br>(Percent)              | DISTURBANCE AREA<br>(Acres) |
|-------------------------------|-------|-------------------------------------------------------------|-----------------------------|
| Total Area of Site            | 18.42 |                                                             |                             |
| Non-Hillside                  | 17.91 | N/A                                                         |                             |
| 0-15% Slope                   | 0.10  | 100%                                                        | 0.10                        |
| 15-25% Slope                  | 0.35  | 50%                                                         | 0.18                        |
| 25-40% Slope                  | 0.05  | 20%                                                         | 0.01                        |
| Greater than 40% Slope        | 0.00  | 10%                                                         | 0.00                        |
| Ridgetops                     |       |                                                             |                             |
| Hillside Protection (HP) Area | 0.51  | Recommended<br>disturbance budget within<br>HP Area (acres) | 0.29                        |
|                               |       | Percent of HP Area                                          | 57.1%                       |



# 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). The contact information you provide in your application may be used for that purpose. 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.*

8/1/26

8/14/26

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

Scott Davis  
Applicant Name

6-16-2026

Date