



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 6-SB-26-C  
6-E-26-DP

**AGENDA ITEM #:** 21  
**AGENDA DATE:** 6/11/2026

▶ **SUBDIVISION:** 7324 MILLERTOWN PIKE  
▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC  
**OWNER(S):** Brad Campbell

**TAX IDENTIFICATION:** 50 204

[View map on KGIS](#)

**JURISDICTION:** County Commission District 8

**STREET ADDRESS:** 7324 MILLERTOWN PIKE

▶ **LOCATION:** Southeast side of Millertown Pike, east of Presnell Rd

**GROWTH POLICY PLAN:** Urban Growth Area (Outside City Limits)

**FIRE DISTRICT:** Rural Metro Fire

**WATERSHED:** Legg Creek

▶ **APPROXIMATE ACREAGE:** 10.53 acres

▶ **ZONING:** PR(k) (Planned Residential) with conditions, up to 5.1 du/ac

**PLACE TYPE:** SR (Suburban Residential)

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

▶ **PROPOSED USE:** Single-family subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Single family residential, rural residential - A (Agricultural)  
South: Agriculture/forestry/vacant land - PC (Planned Commercial), PR (Planned Residential) up to 4 du/ac  
East: Agriculture/forestry/vacant land, multifamily residential (under construction) - PR (Planned Residential) up to 4 du/ac  
West: Single family residential, rural residential, agriculture/forestry/vacant land - A (Agricultural)

▶ **NUMBER OF LOTS:** 46

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

**ACCESSIBILITY:** Access would be via Millertown Pike, a minor arterial street with 20 ft of pavement width within a right-of-way width that varies from 54 ft to 75 ft.

▶ **SUBDIVISION VARIANCES REQUIRED:**

**VARIANCES**

1. Decrease the intersection separation from 400 ft to 285 ft between Road A and Legg Creek Lane.

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

1. Increase the grade from 1% to 2% at the intersection of Road A and Millertown Pike.

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

**REQUIRED)**

**1. None.**

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**STAFF RECOMMENDATION:**

- ▶ **Approve the variance to decrease the intersection separation on Millertown Pike from 400 ft to 285 ft between Road A and Legg Creek Lane.**
  - A. The property only has 273 feet of road frontage on Millertown Pike and cannot meet the intersection spacing requirement.**
  - B. The lot's road frontage is unique to the property.**
  - C. The entrance on Millertown Pike has been placed to meet the required sight distance. The Knox County Department of Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.**

**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 9 conditions.**

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
  2. Providing 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.
  6. Providing a Type B landscape screen with trees planted at a maximum of 10 ft centers, per the rezoning condition Planning Case 4-V-25-RZ (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 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.
  8. Implementing the recommendations of the 7324 Millertown Pike Transportation Impact Letter (Ajax Engineering, 5/2026), as revised and approved by Planning Commission staff and Knox County Engineering and Public Works (see Exhibit C).
  9. Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval. The required stream buffers must be provided if this is determined to be a stream. This may impact the layout, and lots will have to be consolidated to provide a buildable area outside the stream buffers.
- ▶ **Approve the Development Plan for up to 46 single family lots and a peripheral setback reduction, as shown on the development plan, subject to 2 conditions.**
    1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
    2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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:**

The property is zoned PR (Planned Residential) with a density of up to 5.1 du/ac, subject to 2 conditions: 1) a 10-ft wide Type B buffer with trees be planted at a maximum of ten-ft centers with an expected mature height of approximately 15 ft along the western and southern property lines and 2) access to Millertown Pike shall be in compliance with Subdivision Regulations, and any variance request must be supported by Engineering and Public Works.

This 46-lot development is on approximately 10.53 acres, which will yield a density of 4.37 du/ac. The Type B landscape screen is shown on the development plan. Type B screens are a minimum of 12 ft in width. The zoning condition specifically calls for trees planted with 10 ft between the centers (see Exhibit B). A traffic letter was provided by the applicant, and Knox County Engineering and Public Works have agreed that the variance request for a reduced intersection separation is warranted because the limited road frontage causes hardship

and sight distance has been met.

#### 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 property is zoned PR (Planned Residential) with a density of up to 5.1 du/ac, subject to 2 conditions. The density and conditions have been met as stated above.
- B. The PR zone allows single family homes 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).
- C. The Planning Commission has the authority to reduce the peripheral setback when adjacent to residential or agricultural zones. The applicant requests a reduced peripheral setback on the east and west sides adjacent to residential areas because the property is narrow.

##### 2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

- A. The property's place type is SR (Suburban Residential) on the Future Land Use Map. Single family homes are considered a primary use in the SR place type. The single family lots are similar to the single family lots in the area.

##### 3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Single family homes with landscape buffering along the western and southern lot lines are consistent with Policy 2, to ensure that development is sensitive to the existing community character.

##### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A. The property is within the Urban Growth Area. The purposes of the Urban Growth Area 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.

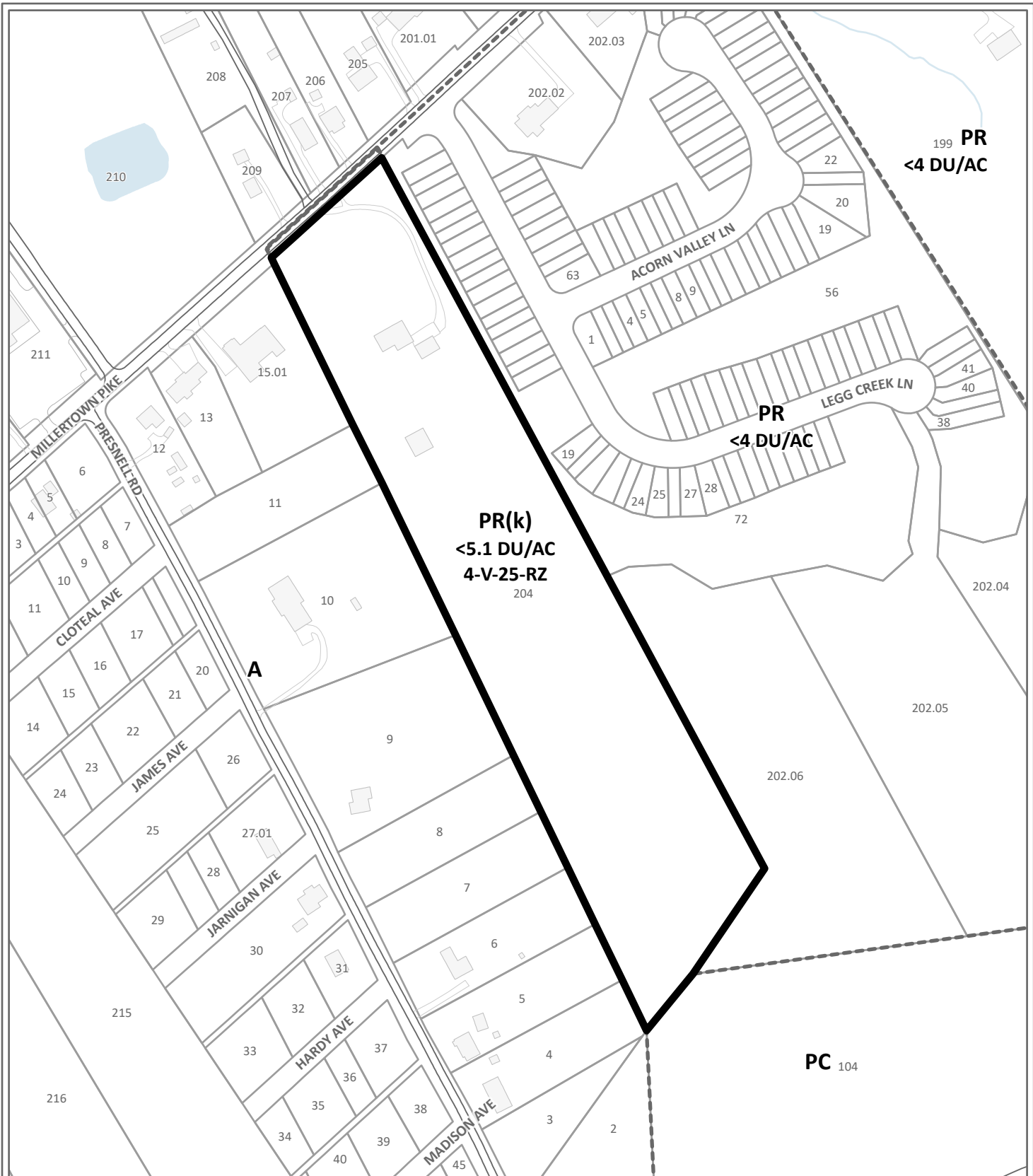
**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**ESTIMATED STUDENT YIELD:** 17 (public school children, grades K-12)

Schools affected by this proposal: East Knox County Elementary, Holston 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.

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**

**6-SB-26-C / 6-E-26-DP**

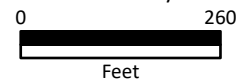
**Petitioner:** Mesana Investments, LLC



Detached residential subdivision in PR(k) (Planned Residential), <5.1 DU/AC

**Map No:** 50

**Jurisdiction:** County



**Original Print Date:** 5/8/2026

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

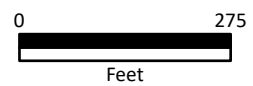
# Exhibit A. Contextual Images



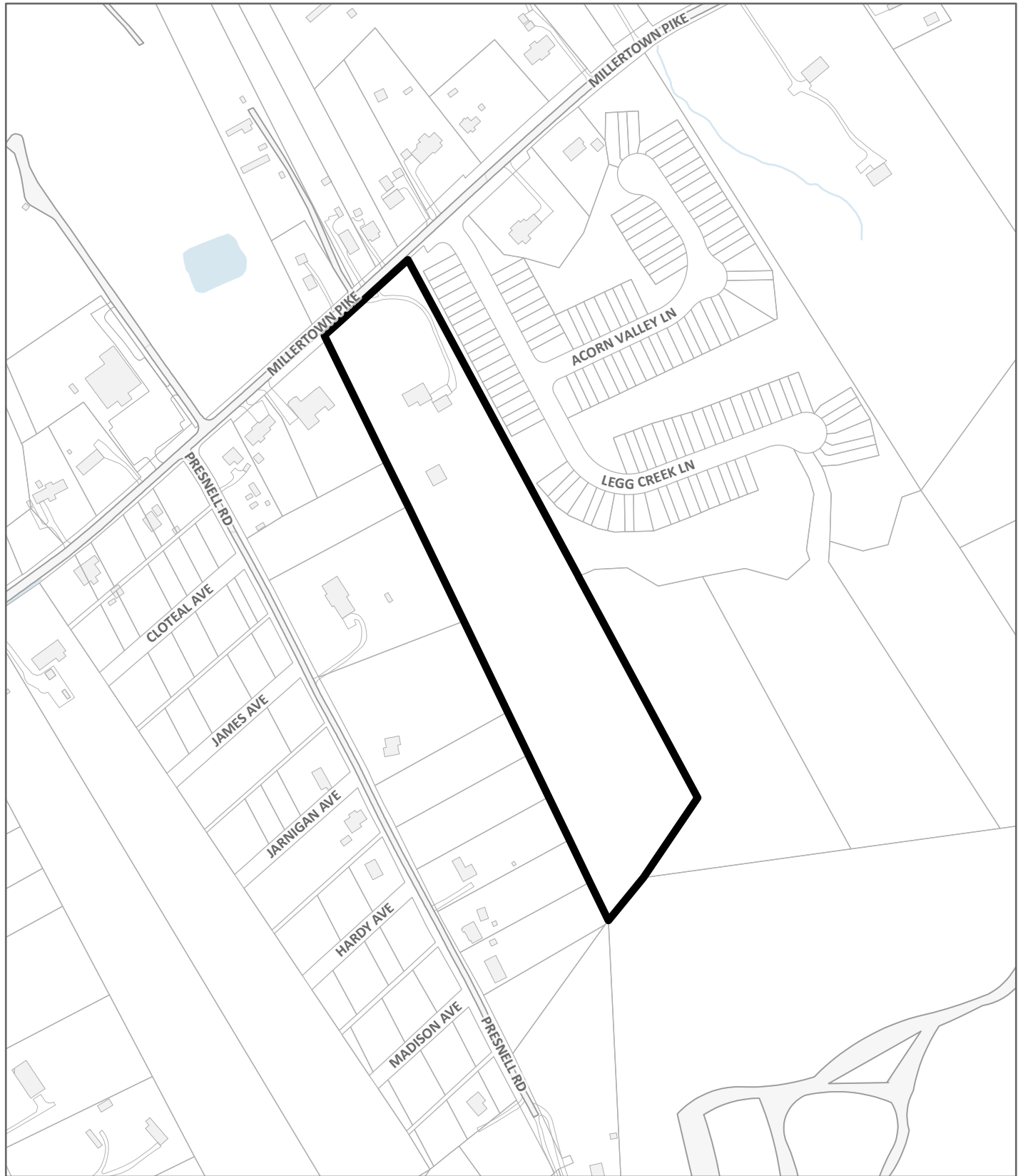
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

**6-SB-26-C / 6-E-26-DP**



Case boundary

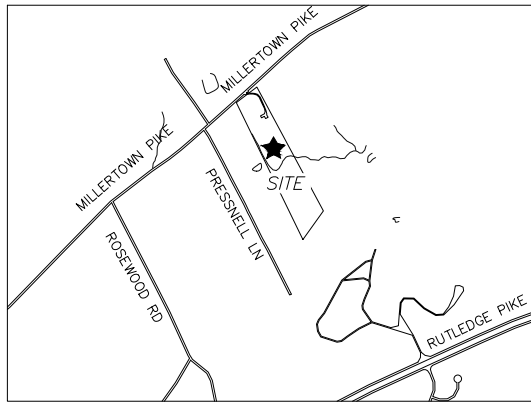


# CONCEPT PLANS

U.E.I. PROJECT NO. 2604007

## 7324 Millertown Pike

SITE ADDRESS: 7324 MILLERTOWN PIKE, KNOXVILLE, TENNESSEE 37924  
CLT MAP 50, PARCEL 204



LOCATION MAP - N.T.S.

DEVELOPER:  
MESANA INVESTMENTS, LLC  
1920 EBENEZER ROAD  
KNOXVILLE, TN 37922

SITE ENGINEER:  
URBAN ENGINEERING, INC.  
CHRIS SHARP  
10330 HARDIN VALLEY ROAD, SUITE 201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

SPECIFICATIONS  
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- SEWER - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- TELEPHONE - AS DIRECTED BY AT&T
- CABLE - AS DIRECTED BY COMCAST
- SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

### SHEET INDEX

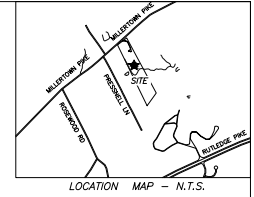
TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION	C-1
SITE PLAN	C-2 & C-3
ROAD PROFILE	C-4

MPC FILE# 6-SB-36-C/6-E-26-DP

Certification of Concept Plan by Registered Engineer  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, with the applicable provisions of the Knoxville-Knox County Subdivision Regulations, as amended, and described in a registered subdivision plat on file with the Tennessee State Commission on Planning and Zoning.  
Registered Engineer: Christopher A. Sharp, P.E.  
Tennessee License No. 10894  
Date: 4/21/26

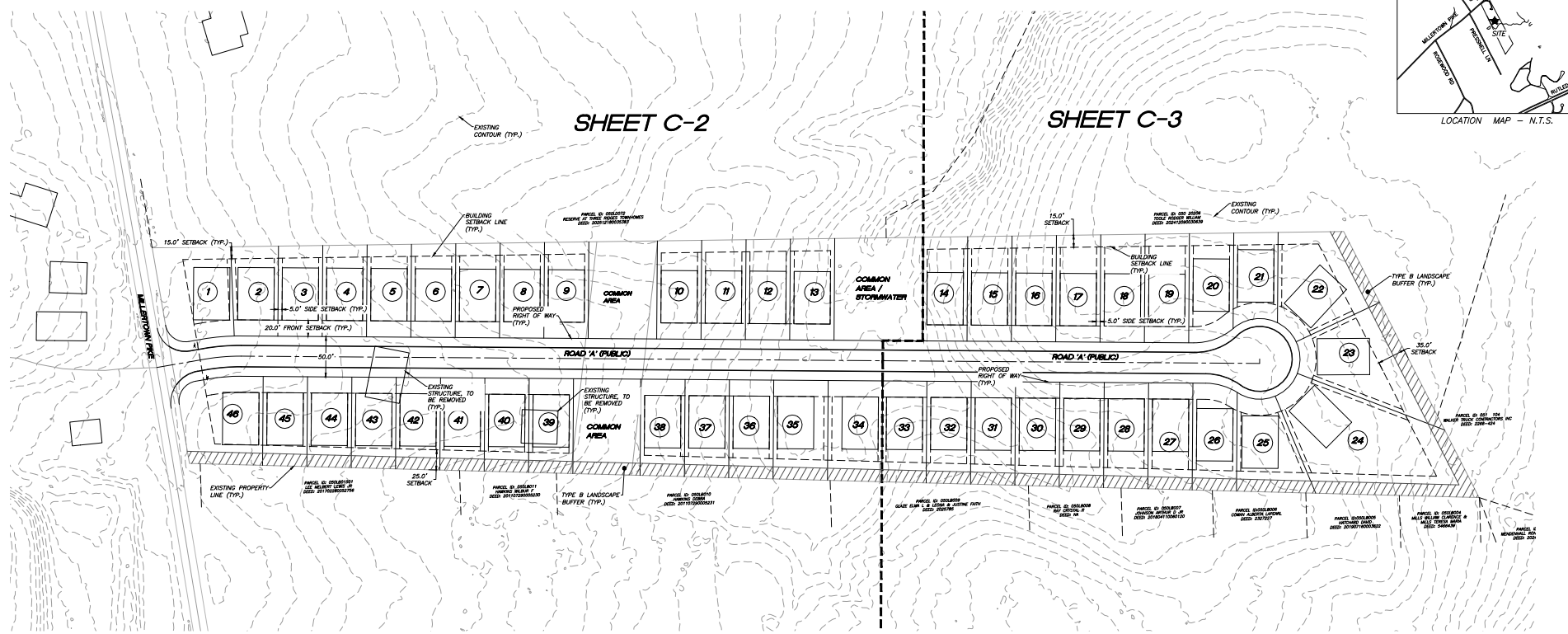


ISSUE NO.	DATE	REVISION PER PLANNING COMMENTS DESCRIPTION
2	5/12/26	REVISED PER PLANNING COMMENTS



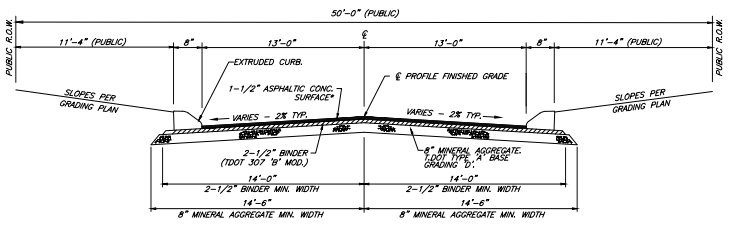
SHEET C-2

SHEET C-3



**SITE PLAN NOTES:**

1. THIS PROPERTY IS ZONED "R10" (45.1 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: TWENTY (20) FEET  
 REAR: THIRTY-FIVE (35) FEET  
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.  
 BEAR: FIFTEEN (15) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPARE INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 10.53 ACRES.
6. THE DEVELOPMENT PROPOSES 46 UNITS (4.37 UNITS PER ACRE).
7. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
9. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
10. SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
11. TYPE "B" LANDSCAPE BUFFERS TO BE PLANTED ALONG WESTERN AND SOUTHERN PROPERTY LINES.



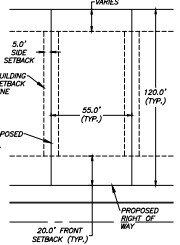
TYPICAL SECTION - LOCAL STREETS (PUBLIC)  
 N.T.S.  
 \* 1" MIX FOR ROADS 10% OR FLATTER. 2" MIX FOR ROADS STEEPER THAN 10%

Certification of Concept Plan by Registered Engineer  
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, skill and judgment, to the provisions of the Knoxville-Hogans County Subdivision Regulations, as amended and described in a report filed with the Tennessee Department of Transportation, Registered Engineer, *Christopher A. Sharp*  
 Christopher A. Sharp, P.E.  
 Tennessee License No. 108994  
 Date: 4/21/26



**VARIANCE REQUEST:**

1. REDUCE THE REQUIRED INTERSECTION SPACING FROM 400' TO 285' BETWEEN HEAD "A" AND 100' CREEK LANE.
2. INCREASE THE GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD A AND MILLERTOWN PIKE.



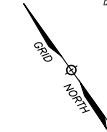
TYPICAL LOT DETAIL  
 SINGLE FAMILY HOME  
 SCALE: 1"=40"



ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REFERENCE:  
 CUL MAP 50, PARCEL 204  
 DEED INSTR. #20140802-0086063

MPC FILE# 6-SB-36-C/6-E-26-DP



SHEET C-1

KEY SHEET / TYPICAL SECTION  
**7324 MILLERTOWN PIKE**  
 SITE ADDRESS: 7324 MILLERTOWN PIKE (37924)

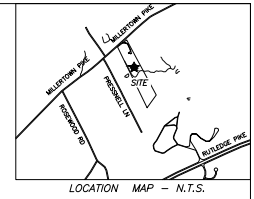
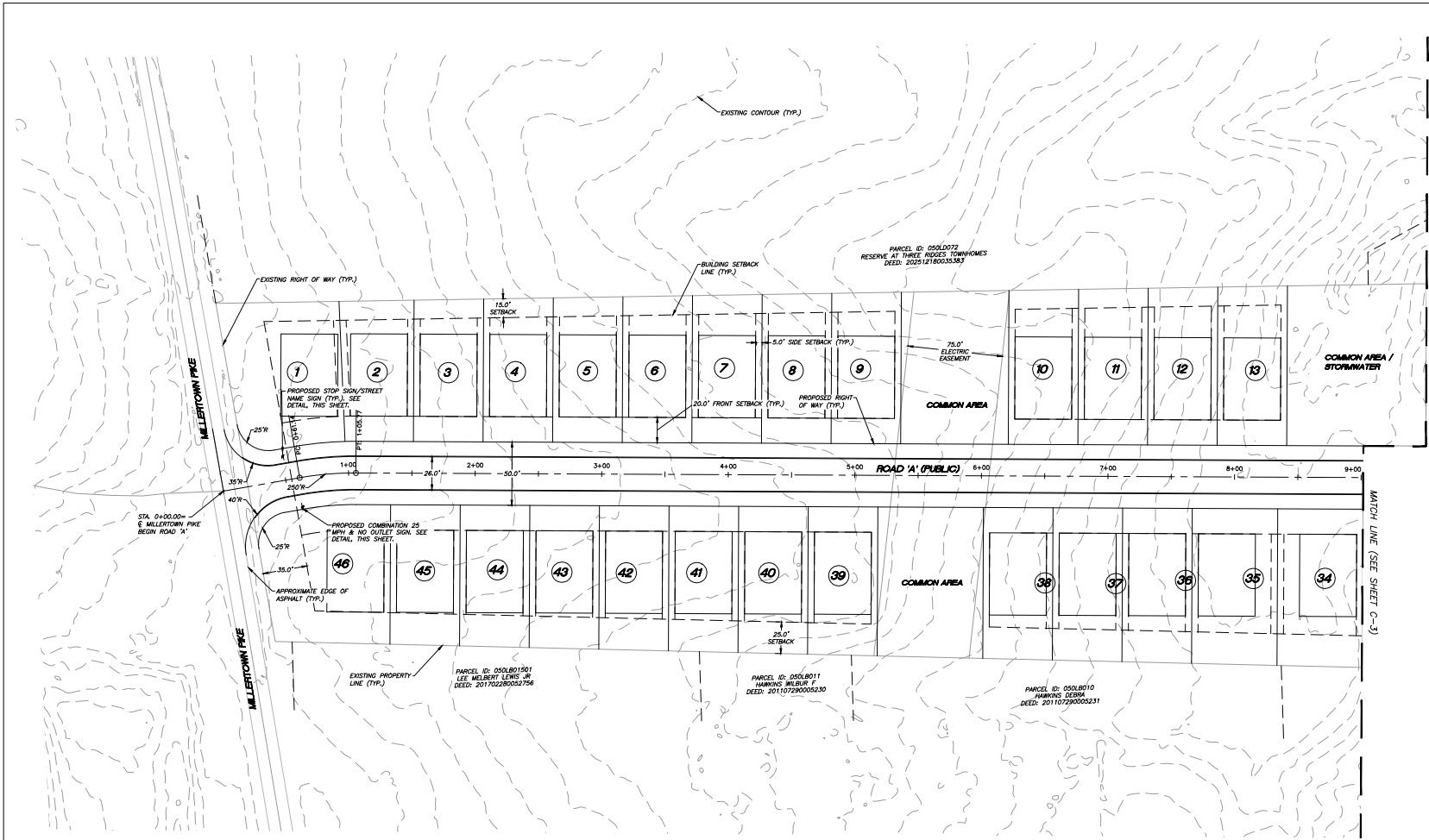
DEVELOPER: MESANA INVESTMENTS, LLC  
 P.O. BOX 11315  
 KNOXVILLE, TN 37939

DIST. NO. N8 KNOX CO., TN  
 CLT MAP 50 PARCEL 204  
 SCALE: 1"=60' APRIL 8, 2026

URBAN ENGINEERING, INC.  
 10330 HARDIN VALLEY ROAD, SUITE 201  
 KNOXVILLE, TENNESSEE 37932  
 (865) 966-1924

DWN: ROS CHW: CAS DWG. NO. 2604007

REVISION	DATE	DESCRIPTION	CAS	BY
1	5/13/26	REVISED PER PLANNING COMMENTS	CAS	



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED "PR(X)" (<=1 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
 EBONY: TWENTY (20) FEET  
 BERBERIDGE: THIRTY-FIVE (35) FEET  
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.  
 REAR: FIFTEEN (15) FEET
  2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 10.53 ACRES.
  6. THE DEVELOPMENT PROPOSES 46 UNITS (4.37 UNITS PER ACRE).
  7. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
  8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
  9. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
  10. SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.

Certification of Concept Plan by Registered Engineer  
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to the provisions of the Knoxville-Knox County Subdivision Regulations, promulgated and described in a report filed with the Planning Commission.  
 Registered Engineer: *Christopher A. Sharp*  
 Christopher A. Sharp, P.E.  
 Tennessee License No. 108984  
 Date: 4/21/26

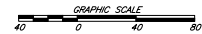


SHEET C-2

SITE PLAN  
**7324 MILLERTOWN PIKE**  
 SITE ADDRESS: 7324 MILLERTOWN PIKE (37924)

DEVELOPER: MESANA INVESTMENTS, LLC  
 P.O. BOX 11315  
 KNOXVILLE, TN 37939

DIST. NO. NB KNOX CO., TN  
 CLT MAP 50 PARCEL 204  
 SCALE: 1"=40' APRIL 8, 2026



**MPC FILE# 6-SB-36-C/6-E-26-DP**

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

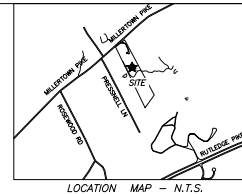
REFERENCE:  
 CLT MAP 50, PARCEL 204  
 DEED INSTR. #20140802-0086063

REVISION	DATE	DESCRIPTION	CHK	BY
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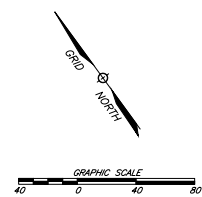
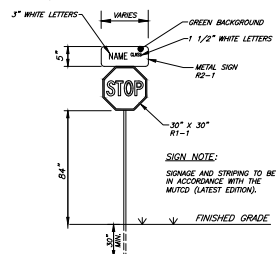
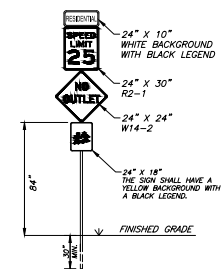
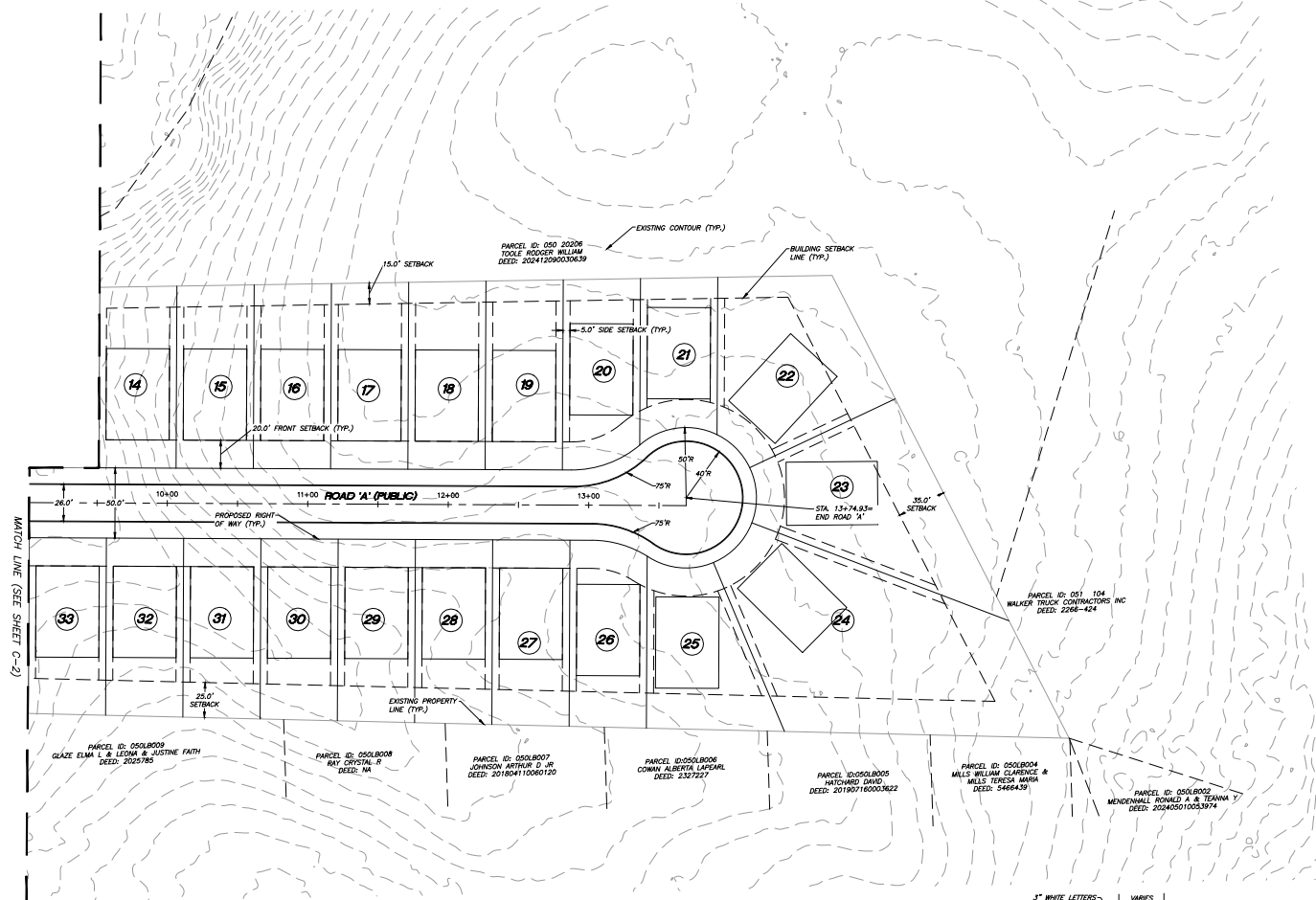
DWN: ROS      CHK: CAS      DWG. NO. 2604007





**SITE PLAN NOTES:**

1. THIS PROPERTY IS ZONED "PR1" (<=1 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
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3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS WALDERS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 10.53 ACRES.
6. THE DEVELOPMENT PROPOSES 46-UNITS (4.37 UNITS PER ACRE).
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10. SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.



**SPEED LIMIT SIGN DETAIL**

**SHEET C-3**

Certification of Concept Plan by Registered Engineer  
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 Registered Engineer: Christopher A. Sherris, P.E.  
 Tennessee License No. 108984  
 Date: 4/21/26



**MPC FILE# 6-SB-36-C/6-E-26-DP**

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REFERENCE:  
 CLT MAP 50, PARCEL 204  
 DEED INSTR. #20140662-008063

REVISION	DATE	DESCRIPTION	CAS	BY
1	5/13/26	REVISED PER PLANNING COMMENTS	CAS	

**SITE PLAN**  
**7324 MILLERTOWN PIKE**  
 SITE ADDRESS: 7324 MILLERTOWN PIKE (37924)

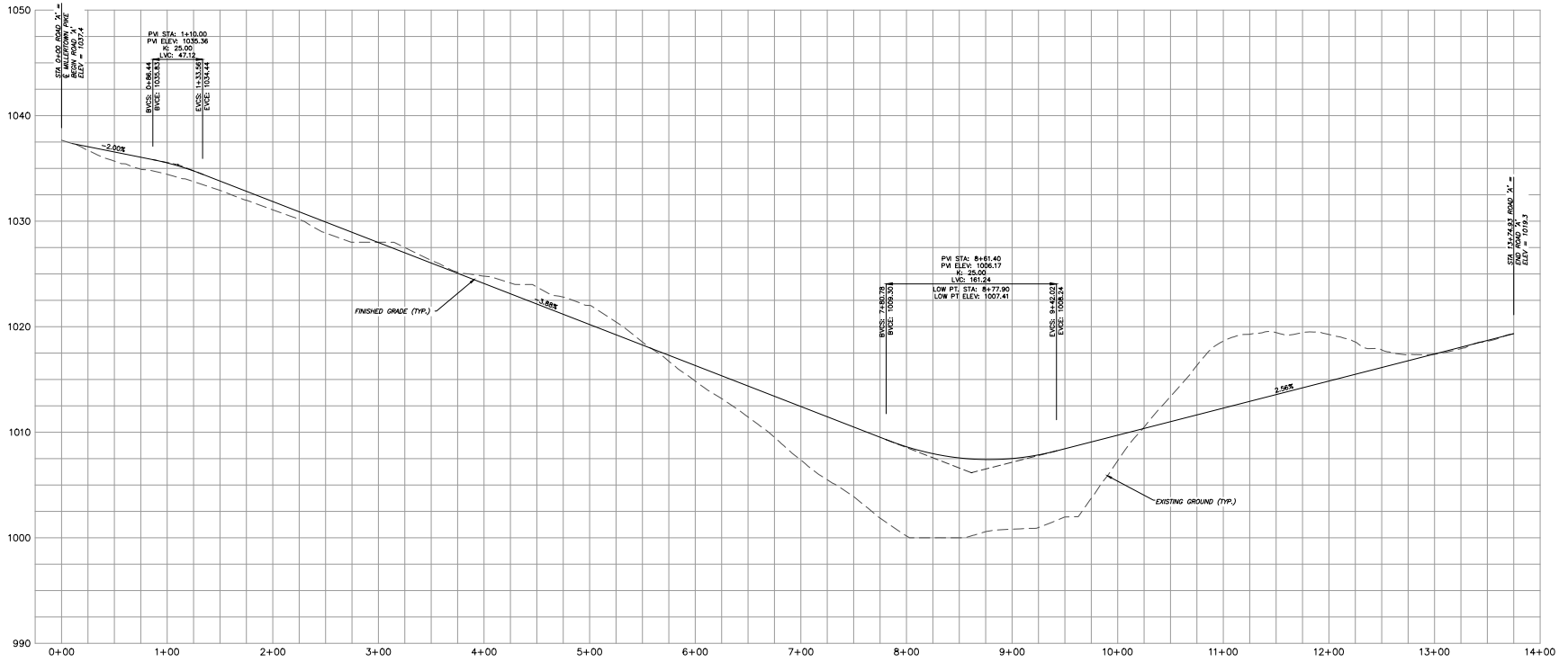
DEVELOPER: MESANA INVESTMENTS, LLC  
 P.O. BOX 11315  
 KNOXVILLE, TN 37939

DIST. NO. 18 KNOX CO., TN  
 CLT MAP 50 PARCEL 204  
 SCALE: 1"=40' APRIL 8, 2026

URBAN ENGINEERING, INC.  
 10330 HARDIN VALLEY ROAD, SUITE 201  
 KNOXVILLE, TENNESSEE 37932  
 (865) 966-1924

DWN: ROS CWC: CAS DWG. NO. 2604007





**PROFILE VIEW: ROAD 'A'**  
 1"=50' (HORIZONTAL)  
 1"=5' (VERTICAL)

Certification of Concept Plan by Registered Engineer  
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to the applicable provisions of the Knoxville-Tyler County Subdivision Regulations, as amended and described in a report of the Tennessee State Board of Standards and Practices for Registered Engineers.  
 Christopher A. Sharp, P.E.  
 Tennessee License No. 108964  
 Date: 4/21/26



ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.



SHEET C-4

ROAD PROFILE

**7324 MILLERTOWN PIKE**

SITE ADDRESS: 7324 MILLERTOWN PIKE (37924)

DEVELOPER: MESANA INVESTMENTS, LLC  
 P.O. BOX 11315  
 KNOXVILLE, TN 37939

DIST. NO. NB KNOX CO., TN  
 CLT MAP 50 PARCEL 204  
 SCALE: AS NOTED APRIL 8, 2026

URBAN ENGINEERING, INC.  
 10330 HARDIN VALLEY ROAD, SUITE 201  
 KNOXVILLE, TENNESSEE 37932  
 (865) 966-1924

DWN: ROS    CHK: CAS    DWG. NO. 2604007

REVISION	DATE	DESCRIPTION	BY
1	5/13/26	REVISED PER PLANNING COMMENTS	CAS

## Type “B” Screen: Continuous

**APPROPRIATE LOCATION:** Screening parking and loading areas from adjoining residential and office districts

**NOTE:** Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

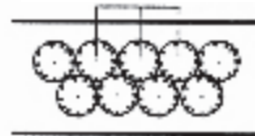
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SHRUB HEIGHT  
Installed: 4 ft.  
Mature: 6 ft.

- Two offset rows of evergreen shrubs

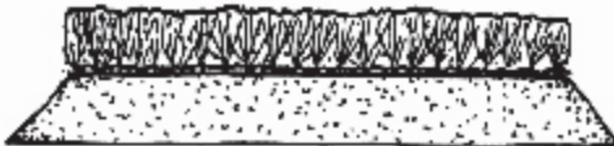


Maximum 4' Centers

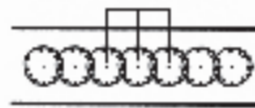


SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



TREE HEIGHT  
Installed: 8 ft.  
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers

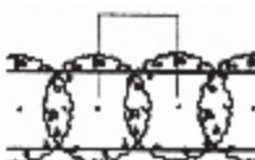


TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers





# Transportation Impact Letter

## 7324 Millertown

### Knox County, Tennessee

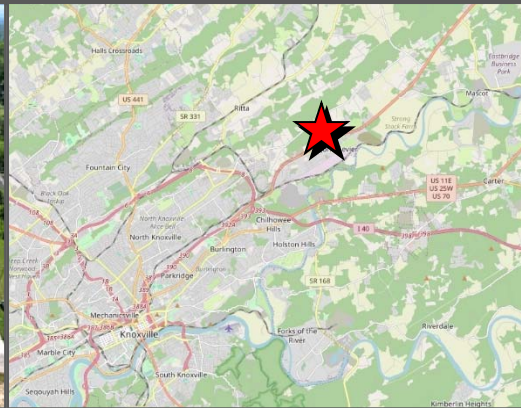
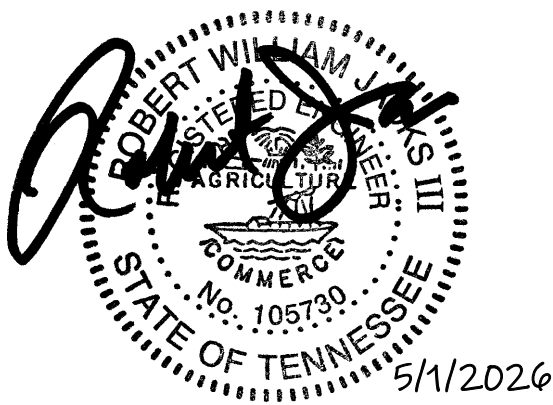


Exhibit C

May 2026

Prepared for:  
Mesana Investments, LLC  
P.O. Box 11315  
Knoxville, TN 37939



▪ **EXECUTIVE SUMMARY**

**Preface:**

Mesana Investments, LLC proposes a residential development at 7324 Millertown Pike in Northeast Knox County, TN. The proposed development will include the construction of 46 single-family detached houses on 10.53 +/- acres. The development is referred to in this report as “7324 Millertown” because a formal name has not yet been chosen. The development proposes a single entrance and internal road to Millertown Pike. The residential development is anticipated to be fully built and occupied by 2028.

This Transportation Impact Letter (TIL), as requested by Knoxville/Knox County Planning, includes an analysis of the Proposed Entrance at Millertown Pike that will be approximately 270 feet to the southwest of a newly constructed entrance to The Reserve at Three Ridges. The Reserve at Three Ridges (previously known as the Mayer Property Subdivision) is also a residential development. It is currently under construction, comprising 130 single-family attached townhouses and 3 single-family detached houses.

**Report Results:**

The significant findings of this report include the following:

- The proposed 7324 Millertown development, with 46 single-family detached houses, is estimated to generate 637 vehicle trips at full build-out and occupancy on an average weekday. Of these daily trips, 36 are estimated to occur during the AM peak hour and 47 in the PM peak hour in 2028.
- The Proposed Entrance intersection at Millertown Pike is calculated to operate with short vehicle delays and queues in the projected 2028 peak hour conditions.
- The volume thresholds for recommending or requiring a separate left-or right-turn lane on Millertown Pike at the Proposed Entrance were not met based on the calculated projected volumes during the 2028 AM and PM peak hours.
- The proposed entrance for 7324 Millertown development and the entrance to The Reserve at Three Ridges Subdivision will be approximately 270 feet apart. The projected vehicle queues at the two entrances on Millertown Pike are expected to be minimal and will not interfere with each other's traffic operations or cause vehicle blockages.

**Recommendations:**

The following recommendations are offered based on the analyses to minimize the impacts of the proposed development on the adjacent transportation system while attempting to achieve an acceptable traffic flow and improved safety.

**Millertown Pike at Proposed Entrance:**

- The intersection sight distances from the Proposed Entrance at Millertown Pike must not be impacted by future landscaping, signage, grading, or existing vegetation.
- It is recommended that a Stop Sign (R1-1) be installed and a 24" white stop bar be applied at the Proposed Entrance approach at Millertown Pike. The stop bar should be installed at least 4 feet from the edge of the nearest travel lane on Millertown Pike, at the desired stopping point that maximizes sight distance.
- The curb radius for eastbound right turns into the development at the Proposed Entrance on Millertown Pike should be a minimum of 40 feet to facilitate turns and increase the speed at which vehicles can be removed from the thru movements on Millertown Pike. A smaller 35-foot radius is recommended for exiting vehicles to enter the Millertown Pike eastbound traffic stream from the Proposed Entrance road.
- The existing centerline pavement marking on Millertown Pike should be removed within the approach of the new Proposed Entrance roadway for the 7324 Millertown development.
- It is recommended that the existing 500-foot-long westbound passing zone on Millertown Pike adjacent to the proposed development property be removed and replaced with a double yellow centerline, except within the Proposed Entrance roadway's approach, as described above.
- The civil site designer will need to request a variance to allow the proposed intersection spacing on Millertown Pike to be less than the minimum required between the Proposed Entrance and the newly constructed entrance road, Legg Creek Lane, for The Reserve at Three Ridges. This variance should be requested because the development property at 7324 Millertown has limited access opportunities along Millertown Pike due to the parcel's narrow width and limited road frontage.

**7324 Millertown Development Internal Road:**

- A 25-mph Speed Limit Sign (R2-1) with additional plaque signage, as shown adjacent, is recommended to be posted near the beginning of the Proposed Entrance road off Millertown Pike. It is also recommended that a “Dead End” Sign (W14-1a) be posted at the front of the subdivision. This sign can be posted above or below the street name sign.
- The civil site engineer should provide a centralized mail delivery center location within the development for the residents.
- All drainage grates and covers for the residential development must be pedestrian and bicycle-safe.
- With a long, straight north-to-south internal roadway in the development site, it is recommended that speed humps or tables be considered to reduce internal traffic speeds in the development. The particulars of this should be coordinated and discussed with Knox County in the detailed design phase.
- All road and intersection elements should be designed in accordance with the American Association of State Highway and Transportation Officials (AASHTO) and the Manual on Uniform Traffic Control Devices (MUTCD), as well as Knox County's specifications and guidelines, to ensure proper roadway operations.



The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

### Alternative Design Standards Requiring Planning Commission Approval

- Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County
- Section 3.03.E.1.e – Maximum grade of private right-of-way
- Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.H.2 – Maximum grade, public streets
- Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

### Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

- Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.A.3.c – Right-of-way dedication, new subdivisions
- Section 3.04.F.1 – Right-of-way reduction, local streets
- Section 3.04.G.1 – Pavement width reduction, local streets
- Section 3.04.H.3 – Intersection grade, all streets
- Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones
- Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones
- Section 3.11.A.2 – Standard utility and drainage easement

***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.***

**Chris Sharp**

Digitally signed by Chris Sharp  
Date: 2026.05.12 11:40:43  
-04'00'

Christopher Sharp

5/12/26

Signature

Printed Name

Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

### **1. ALTERNATIVE DESIGN STANDARD REQUESTED:**

Increase the grade from 1% to 2% at the intersection of Road A and Millertown Pike to create a defined drainage path.

**Approval required by:** Planning Commission  Engineering

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES  NO

**Engineering Comments:**

### **2. ALTERNATIVE DESIGN STANDARD REQUESTED:**

**Approval required by:** Planning Commission  Engineering

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES  NO

**Engineering Comments:**

### **3. ALTERNATIVE DESIGN STANDARD REQUESTED:**

**Approval required by:** Planning Commission  Engineering

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES  NO

**Engineering Comments:**

#### **4. ALTERNATIVE DESIGN STANDARD REQUESTED:**

**Approval required by:** Planning Commission  Engineering

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES  NO

**Engineering Comments:**

#### **5. ALTERNATIVE DESIGN STANDARD REQUESTED:**

**Approval required by:** Planning Commission  Engineering

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES  NO

**Engineering Comments:**



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**memos**

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**From** Steve Elliott <Steve.Elliott@knoxcounty.org>

**Date** Thu 6/4/2026 10:35 AM

**To** Whitney Warner <whitney.warner@knoxplanning.org>

 1 attachment (171 KB)

6-SB-26-C\_6-E-26-DP\_variance.pdf;

Whitney

See attached variance memo but the ADS form would not let me save or modify. We approve the request if you can modify the form.

**Steve Elliott**

*Development Services Director*

Engineering & Public Works

Office: 865-215-3133

205 W Baxter Ave

Knoxville, TN 37938



This message, including any attachments, is for the sole use of the intended recipient(s) and may contain personal, private, or confidential information as defined by Tennessee and/or federal law. If you are not the intended recipient, please contact the sender and destroy all copies of the original message. If you cannot reach the person who sent this message to you, please provide only your name and contact information to the Knox County Privacy Officer at [privacy@knoxcounty.org](mailto:privacy@knoxcounty.org). Knox County is not responsible for errors or omissions in this message. Any personal comments made do not necessarily represent the views of Knox County.

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.*

Chris Sharp

Digitally signed by Chris Sharp  
Date: 2026.04.24 10:18:41  
-04'00'

Christopher Sharp

4/24/26

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:

Reduce the required intersection spacing from 400' to 285' between Road A and Legg Creek Lane.

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

A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

There is insufficient frontage to place the intersection at the required separation.

B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

Granting the variance will not create a left turn conflict.

C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

Granting the variance will neither negatively impact neighboring properties nor create an unsafe condition.

#### 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:

Approved based on applicants justification.

**APPROVED**

**By Steve Elliott at 10:27 am, Jun 04, 2026**

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.

## **2. VARIANCE REQUESTED:**

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

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:
  
  
  
  
  
  
  
  
  
  
- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.
  
  
  
  
  
  
  
  
  
  
- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

***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:

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.

### **3. VARIANCE REQUESTED:**

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

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:
  
  
  
  
  
  
  
  
  
  
- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.
  
  
  
  
  
  
  
  
  
  
- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

***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:

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.

#### **4. VARIANCE REQUESTED:**

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

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:
  
  
  
  
  
  
  
  
  
  
- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.
  
  
  
  
  
  
  
  
  
  
- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

***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:

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.

## 5. VARIANCE REQUESTED:

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

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:
  
  
  
  
  
  
  
  
  
  
- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.
  
  
  
  
  
  
  
  
  
  
- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

***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:

# 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.*

~~5/29/26~~ 05/30/2026

Date to be Posted

~~6/23/26~~ 06/12/2026

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

4-17-2026

Date