CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

Planning
KNOXVILLE | KNOX COUNTY

File Number: 7-SE-26-C **Related File Number:** 7-E-26-DP

Application Filed: 5/26/2026 **Date of Revision:**

Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Southwest side of Shipe Rd, south of Bud Hawkins Rd

Other Parcel Info.:

Tax ID Number: 40 166 **Jurisdiction:** County

Size of Tract: 34.505 acres

Accessibility: Access is via Shipe Road, a major collector street with 20 ft of pavement width within a right-of-way width that varies from 41 ft to 50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use: North: Single-family residential, agriculture/forestry/vacant land, rural residential - A (Agricultural)
South: Rural residential - A (Agricultural)
East: Rural residential, single-family residential - A (Agricultural)
West: Rural residential, agriculture/forestry/vacant land - A (Agricultural), PR (Planned Residential) up to 2.5 du/ac

Proposed Use: Detached residential subdivision **Density:** 2.49 du/ac

Planning Sector: Northeast County **Plan Designation:** RC (Rural Conservation), HP (Hillside Ridgetop Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4923 SHIPE RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2.5 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Shipe Rd Subdivision

No. of Lots Proposed: 86

Variances Requested: VARIANCES:
1. Reduce the k value from 25 to K=20.33 at sta 4+08.89 on Road B.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:
None.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):
1. Increase the intersection grade from 1% to 1.5% at Road B and C.
2. Increase the intersection grade from 1% to 2% at Road A and Shipe Rd.
3. Increase the intersection grade from 1% to 2% at Road A and Road B.

Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Deny the concept plan, which eliminates condition #5 to remove the road connection to the adjacent subdivision (5-SA-25-C/5-E-25-DP). The removal of the connection is not consistent with the Knox County Comprehensive Plan or the Knoxville-Knox County Subdivision Regulations.

Staff Recomm. (Full):

Comments: This request is for a revised concept plan, removing a connection to a stub-out on an adjacent property that would provide a secondary access to the proposed subdivision.

The property is located near the convergence of several thoroughfares (Exhibit B). Shipe Road, a major collector, connects to Bud Hawkins Road, a minor collector, less than 1/4 mile to the north of the subject property, then connects to Washington Pike, a minor arterial, directly to the west (approximately 1,000 ft away). Ellistown Road, another minor arterial, runs south from Washington Pike to the west and is separated from the subject property by the Hickory Pointe Subdivision, currently under construction.

The original concept plan for the proposed subdivision was approved in 2025 (5-SA-25-C/5-E-25-DP) and featured an 86-lot single-family neighborhood on approximately 34.5 acres. Access to the subdivision is off of Shipe Road, but the approved plan proposed a secondary access, providing a connection through Hickory Pointe Subdivision to the west, which had provided a stub-out to the subject property (6-SF-23-C) connecting to Ellistown Road. The streets in that subdivision, including the stub-out connecting to this development, are nearly completed.

The proposed connection provides connectivity between the two subdivisions and diverts their internal traffic from having to venture out of the subdivisions to use Washington Pike.

CONSISTENCY WITH SUBDIVISION REGULATIONS
Subdivision Regulations (3.04.C.2.c.) When street connections are made between subdivisions, the future traffic patterns should be evaluated to identify any impact from the connections. Cut-through traffic and speeding on local residential streets should be discouraged through proper design measures. With both Shipe Rd and Ellistown Rd connecting nearby to Washington Pike to the north, cut-through traffic between Shipe Road and Ellistown Road isn't expected. Additionally, the traffic study recommends, and the applicant has shown on the plan, speed bumps on the long and straight sections of the internal roads, which will deter cut-through traffic and speeding. The proposed roads can accommodate on-street parking where space is available between driveways. On-street parking narrows the street and provides a second traffic-calming measure, slowing traffic by creating friction for moving vehicles.

Subdivision Regulations (3.04.C.2.a.) The proposed street system of a subdivision shall provide for the continuance of existing or dedicated right-of-way or streets in adjoining or nearby tracts when it is

determined by the Planning Commission to be feasible. Because the stub-out has been provided by the adjacent property, the connection is feasible. The applicant has stated that challenging topography makes the connection unworkable. The proposed plan shows grading for a pad and backyard in the same spot where the road connection was on the previous plan. The stub-out has not been provided in an unworkable location on this property.

The request for separate neighborhoods is not consistent with the Knox County Comprehensive Plan that promotes connectivity, network efficiency, and neighborhoods with a variety of housing types and amenities in close proximity.

Action: No Action **Meeting Date:** 8/13/2026

Details of Action: No action - motion failed on tie vote, 6-6.

Summary of Action: No action - motion failed on tie vote, 6-6.

Date of Approval: **Date of Denial:** **Postponements:** 7/9/26

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**