

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



**File Number:** 10-SA-24-C                      **Related File Number:** 10-B-24-DP  
**Application Filed:** 8/19/2024              **Date of Revision:**  
**Applicant:** MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

**General Location:** West side of George Light Rd, east side of Pellissippi Pkwy, north of Beaver Glade Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 89 166    **Jurisdiction:** County  
**Size of Tract:** 6.71 acres  
**Accessibility:** Access is off of George Light Rd, a local street with 16 ft of pavement width within 55 ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:** North: Single family residential, rural residential - A (Agricultural), TO (Technology Overlay)  
South: Agriculture/forestry/vacant land, public/quasi public land (church) - A (Agricultural), TO (Technology Overlay)  
East: Single family residential - RA (Low Density Residential), A (Agricultural), TO (Technology Overlay)  
West: Pellissippi Parkway  
**Proposed Use:** Attached residential subdivision    **Density:** 4.92  
**Planning Sector:** Northwest County              **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protectio  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 3239 GEORGE LIGHT RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (k) (Planned Residential) up to 5 du/ac, TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

Current Plan Category: N/A

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: 3239 George Light Rd

No. of Lots Proposed: 33      No. of Lots Approved: 0

Variances Requested: VARIANCES

1. Reduce the minimum K value from 25 to 20 between stations 2+45.12 and 4+15.71 on Road 'A'.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the intersection grade from 1% to 2% at the intersection of George Light Road and Road 'A'.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL

1. Reduce street frontage from 25 ft to 22 ft.

S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the requested variance to reduce the minimum K value from 25 to 20 between stations 2+45.12 and 4+15.71 Road 'A'.  
A. The steep topography through the middle of the property causes a deviation with the vertical curve.  
B. The required access from George Light Rd causes the roadway to go through steep topography.  
C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards.

Approve the alternative design standard based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting other relevant utility provider requirements.  
2. Provision of 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, establish 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. The applicant will widen George Light Rd to 20 ft including the final asphalt surface and striping along the entirety of the property's frontage and south to Beaver Glade Ln prior to recording the plat per the rezoning condition in 7-U-24-RZ.  
6. 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, the developer will either enter an (Memorandum of Understanding) MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

Comments: This is a request for a 33-lot, attached townhome subdivision that will be accessed off of George Light Rd near Pellissippi Parkway.

The front of the property on George Light Rd includes 5.71 acres within the Hillside Protection (HP) Area. The plan proposes to disturb 3.2 acres, which is within the recommended disturbance budget of 3.55 acres as determined by the slope analysis. The steep topography does require a variance to reduce the vertical curve minimum K value from 25 to 20. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets AASHTO standards.

A detailed landscape plan has been provided that preserves existing vegetation, and provides

landscape buffers between adjacent uses and trees along the entrance road and in parking areas.

Lots less than 25 ft in width require an Alternative Design Standard to be approved by the Planning Commission and must provide guest parking and 20 ft long driveways because street parking is not available. Three parallel guest parking spaces have been provided at the front and 4 spaces at the back of the property in the T-turnaround. The driveways are 20 ft deep and each townhome has a one car garage.

**Action:** Approved with Conditions **Meeting Date:** 10/3/2024

**Details of Action:**

**Summary of Action:** Approve the requested variance to reduce the minimum K value from 25 to 20 between stations 2+45.12 and 4+15.71 Road 'A'.  
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B. The required access from George Light Rd causes the roadway to go through steep topography.  
C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards.

Approve the alternative design standard based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

**Date of Approval:** 10/3/2024 **Date of Denial:** **Postponements:**

**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:**