

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 11-SH-24-C                      Related File Number: 11-K-24-DP  
Application Filed: 10/2/2024                      Date of Revision:  
Applicant: MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

General Location: North side of Asheville Hwy, east of N Wooddale Rd  
Other Parcel Info.:  
Tax ID Number: 62 02308, 02309                      Jurisdiction: County  
Size of Tract: 10.24 acres  
Accessibility: Access is via Asheville Highway, a median-divided major arterial with 4 lanes within a right-of-way that varies from 138 to 143 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use: North: Agriculture/forestry/vacant land - A (Agricultural)  
South: Public/quasi-public land (church), Industrial, agriculture/forestry/vacant land - A (Agricultural), CA (General Business)  
East: Rural residential - CA (General Business), A (Agricultural)  
West: Agriculture/forestry/vacant land - CA (General Business), A (Agricultural)  
Proposed Use: 114-lot subdivision for single family houses                      Density: 10.96 du/ac  
Planning Sector: East County                      Plan Designation: CMU (Corridor Mixed-use)  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context:

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

Street: 0 ASHEVILLE HWY  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 12 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: 0 Asheville Highway

No. of Lots Proposed: 114      No. of Lots Approved: 0

Variations Requested: VARIANCE:  
1. Reduce the K value of Road D from 25 to 20 between stations 0+93.00 and 3+96.90.

ALTERNATIVE DESIGN STANDARDS - PLANNING COMMISSION APPROVAL  
None

ALTERNATIVE DESIGN STANDARDS - ENGINEERING APPROVAL  
1. Reduce the right of way width from 50' to 40' (Public Roads A and B).  
2. Increase the intersection grade from 1% to 2% at all intersections of the subdivision.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the variance to reduce the K value of Road D from 25 to 20 between stations 0+93.00 and 3+96.90, based on the following evidence of hardships.

- A. The property is relatively steep at the location of Road D, with a maximum elevation change of 22 ft from the middle of the road to its northern terminus.
- B. The steepest portion of this property coincides with the location of the request, and the topography is unique to the property.
- C. Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare because this is a private road with no through connection. The Knox County Department of Engineering and Public Works recommends approval of this variance based on the justification provided by the applicant.

Approve the concept plan subject to 10 conditions.

- Staff Recomm. (Full):
- 1) Connecting to sanitary sewer and meeting other relevant utility provider requirements.
  - 2) Providing street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
  - 3) Implementing the recommendations of the 0 Asheville Highway Subdivision Traffic Impact Study (Ajax Engineering, 10/30/2024) as required by Knox County Engineering and Public Works and the Tennessee Department of Engineering during the design plan phase. See Exhibit B.
  - 4) Entering into a Memorandum of Understanding with Knox County Engineering and Public Works for completing off-site improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).
  - 5) 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 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.
  - 6) Installing a landscape buffer along the southern boundary, as shown on the plan. The detailed landscape plan must be submitted to Planning staff for review and approval before grading permits are issued.
  - 7) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to ensuring that lots 1, 19, 106, and 111 meet all setback requirements.
  - 8) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  - 9) 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.
  - 10) Providing suitable turnarounds meeting American Association of State Highway and Transportation Officials (AASHTO) standards on Road B and Road E, as required by section 3.04.K.3 of the Subdivision Regulations, with review and approval by Knox County Engineering and Public Works during the design plan phase.

**Comments:**

The applicant is proposing to subdivide this 10.24-acre property consisting of two parcels into 111 lots for attached houses at a density of 10.84 du/ac. The Planning Commission approved the PR zone for this property in June of 2024 with a density up to 12 du/ac. The dwelling units are attached in different combinations, resulting in three duplexes and twenty townhouse structures of 3-6 units.

**TRANSPORTATION IMPACT STUDY (TIS)**

The TIS studied the impact of the additional traffic at the proposed access point on Asheville Highway and the intersections of Wooddale Road to the west and Cash Road to the east. A major recommendation of the study is to permit a median opening on Asheville Highway with an eastbound left-turn lane for the proposed development. The developer will need to apply for this permit and coordinate with TDOT regarding their specific requirements for this entrance and the recommended median opening design. Numerous recommendations were made for the proposed entrance and the internal roads of the subdivision. The study, however, recommended no improvement for the intersections at Wooddale Road and Cash Road, and suggested that TDOT should monitor the Wooddale Road intersection for further evaluation.

**VARIANCE:**

Vertical curves of a street are designed based on the Rate of Vertical Curvature, K, referred to as K value. K value expresses the abruptness of the grade change in a single value. For subdivisions in Knox County, section 3.04.I.4.b of the Subdivision Regulations requires a minimum K value of 25 for local streets. The property is relatively steep at the location of the variance request, which makes it challenging to meet the requirement for Road D. Staff recommends approval of the variance since this a private road with no through connectivity to be used for internal circulation of the subdivision only. The Knox County Department of Engineering and Public Works also recommends approval of this request.

**Action:** Approved with Conditions **Meeting Date:** 11/14/2024

**Details of Action:**

**Summary of Action:** Approve the variance to reduce the K value of Road D from 25 to 20 between stations 0+93.00 and 3+96.90, based on the following evidence of hardships.

- A. The property is relatively steep at the location of Road D, with a maximum elevation change of 22 ft from the middle of the road to its northern terminus.
- B. The steepest portion of this property coincides with the location of the request, and the topography is unique to the property.
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Approve the concept plan subject to 10 conditions.

**Date of Approval:** 11/14/2024 **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:**