

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 10-B-24-DP                      Related File Number: 10-SA-24-C  
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:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Attached residential subdivision                      Density:  
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 (Planned Residential) up to 5 du/ac (pending), 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:  
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 development plan for up to 33 attached houses on individual lots as shown on the development plan, subject to 4 conditions.

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the conditions of the rezoning case 7-U-24-RZ.  
2. The maximum height will be 35 ft for attached houses.  
3. Install high visibility tree protection fencing before clearing and grading activities begin as shown by the limits of disturbance on the plans. The high visibility fencing must be maintained until the site and building construction are complete.  
4. Obtaining TTCDA approval of the development plans (Case 10-B-24-TOB).

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: 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 (k) (Planned Residential) with a density of up to 5 du/ac, subject to 1 condition: the applicant will widen George Light Rd to 20 feet, 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. This property is within the TO (Technology Overlay) zone and must meet the (Tennessee Technology Corridor Development Authority) TTCDA Guidelines for a development plan approval. Case 10-B-24-TOB is scheduled to be heard September 9, 2024.

B. The applicant is proposing to subdivide this 6.71-acre tract into 33 lots with attached houses. The development will yield a density of 4.92 du/ac. The PR zone allows attached houses 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 height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 2 stories. The maximum height of all buildings will be 35 ft, which is consistent with the zoning requirements for residences in the area and the maximum height allowed in HP areas by the TTCDA guidelines.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's land use classification is SR (Suburban Residential) on the Future Land Use Map. Attached houses are considered a secondary use in the SR place type. Attached residential structures such as duplexes, multiplexes, and townhomes should have the scale of a single family home. The attached houses are 2 stories with 2,420 sq ft floor area, which meets these criteria.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The zoning condition to widen George Light Rd to 20 ft from the subject property's northeastern lot line south to Beaver Glade Ln is consistent with Implementation Policy 9.4 to require that infrastructure improvement agreements are in place before submitting a final plat application.

B. Landscape screening has been added to adjacent properties with single family homes. This is consistent with Implementation Policy 2.1, to create buffer or transition standards between higher density developments.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary 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.

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

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 33 attached houses on individual lots as shown on the development plan, subject to 4 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:**