

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 10-C-25-DP **Related File Number:** 10-SA-25-C
Application Filed: 8/25/2025 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: South side of W Governor John Sevier Hwy, east of South Point Rd
Other Parcel Info.:
Tax ID Number: 137 151 **Jurisdiction:** County
Size of Tract: 4.8 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Attached residential subdivision **Density:**
Planning Sector: South County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 W GOVERNOR JOHN SEVIER HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential), <8 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 West Governor John Sevier Highway
No. of Lots Proposed: 30 **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 29 attached houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the conditions of the rezoning case 8-O-25-RZ.
2. The maximum height will be 35 ft for attached houses.

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 8 du/ac, subject to 4 conditions: 1) Maintain a tree buffer with 50-ft of depth along the Governor John Sevier Highway frontage, except for allowing approved access to Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete. 2) A landscape plan for the 50-ft buffer yard along the frontage of John Sevier Highway is required to be submitted as part of the Concept Plan and/or Use on Review. 3) No clearing or grading of the site shall be permitted until a Concept Plan or Use on Review development plan is approved by the Planning Commission. 4) Provide a vegetated buffer consisting of a "Type B" landscape screen of 20-ft in depth adjacent to the A zoned parcel on the south side of the property. The proposed plan meets all of these conditions.

B. The applicant is proposing to subdivide this 4.76-acre tract into 29 lots with attached houses. The development will yield a density of 6.09 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.

D. The applicant is requesting a reduction in the peripheral boundary to 20 ft along the southern property line. The Planning Commission may reduce the setback adjacent to the Agricultural zone.

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, which meets this criteria.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 5 seeks to create neighborhoods with a variety of housing types and amenities in close proximity. The townhome development is 0.5 miles from a large commercial development at Chapman Highway and W Governor John Sevier Highway.

B. Landscape screening has been added to adjacent properties with single family homes and a 50 ft landscape buffer is along W Governor John Sevier Highway as recommended by the Governor John Sevier Scenic Highway Corridor Study. 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 Area. The purposes of the Planned 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.

Action: Approved with Conditions

Meeting Date: 10/2/2025

Details of Action:

Summary of Action: Approve the development plan for up to 29 attached houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 2 conditions.

Date of Approval: 10/2/2025

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: