

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



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

PROPERTY INFORMATION

General Location: East side of Hill Road, south of Fort Sumter Road, north of Cabbage Lane
Other Parcel Info.:
Tax ID Number: 28 132 **Jurisdiction:** County
Size of Tract: 14.13 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached single family subdivision **Density:**
Planning Sector: North County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgeway Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 8022 HILL RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential), <3.75 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: Concept Plan 8022 Hill Road
No. of Lots Proposed: 49 **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 50 single family homes on individual lots, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County zoning ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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 – PR (Planned Residential) up to 3.75 du/ac with one condition:

A. Condition of approval: 1) Minimum 30-ft non-disturbed vegetation buffer around the property's perimeter except along Hill Rd frontage. The plan shows the 30-ft non-disturbance buffer. The limit of disturbance is to be verified and delineated on the site with high-visibility fencing before grading permits are issued for the site (rezoning case 4-O-25-RZ).

B. The property is zoned PR (Planned Residential) with a density of up to 3.75 du/ac. The applicant is proposing to create 50 single family lots, which will bring the development density to 3.5 du/ac.

C. The PR zone allows single family 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).

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential), and it is within the HP (Hillside Protection) area on the Future Land Use Map. The housing mix is predominantly single-family subdivisions with lots smaller than one acre. The development plan proposes 50 single family lots. Most of the property is within the HP (Hillside Protection) area. The proposed disturbance is 8.4 acres, not including access for the stormwater pond. There is a condition of approval for the land disturbance within the HP area not to exceed 10.99 acres, as recommended by the slope analysis.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This development is consistent with Implementation Policy 2, ensure that development is sensitive to existing community character. The development is adjacent to single family subdivisions on all sides and the property has a 30-ft non-disturbance buffer for mature trees around the perimeter.

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: 10/2/2025

Details of Action:

Summary of Action: Approve the development plan for up to 50 single family homes on individual lots, 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: