

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-G-25-DP      Related File Number: 11-SB-25-C  
Application Filed: 9/30/2025      Date of Revision:  
Applicant: MESANA INVESTMENTS LLC

## PROPERTY INFORMATION

General Location: East side of Majors Rd, south side of Coppock Rd, west of Squirrel Run Ln  
Other Parcel Info.:  
Tax ID Number: 20 160 (PART OF)      Jurisdiction: County  
Size of Tract: 24.6 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Attached single-family subdivision      Density: 4.7 du/ac  
Planning Sector: Northeast County      Plan Designation: SR (Suburban Residential), SP (Stream Protection)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 7734 MAJORS RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential, with conditions) <4.75 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: 7734 Majors Rd  
No. of Lots Proposed: 121 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: Mike Reynolds  
Staff Recomm. (Abbr.): Approve the development plan for up to 116 attached residential lots, subject to 2 conditions.  
Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the eight zoning conditions.  
2. The maximum height of the attached dwellings shall be 35 feet.

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(k) (Planned Residential, with conditions) up to 4.75 du/ac.

A. The PR zone allows detached 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).

B. The PR zone allows consideration of up to 4.75 du/ac. The subdivision's density is 4.7 du/ac.

C. With the recommended conditions, the development is consistent with the zoning conditions.

2) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The site is in the SR (Suburban Residential) place type with SP (Stream Protection) on the Future Land Use Map. SR areas are primarily made up of single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing sizes and styles, including some small-scale attached dwellings. – The proposed attached dwelling development with varying lot sizes and two-story structures is consistent with the SR place type.

B. The SP area surrounds the Kerns Branch stream and corresponds with the FEMA 500-year floodplain. The development must conform with the Knox County stormwater regulations, including the "no-fill line", which is halfway between the FEMA floodway and 100-year floodplain boundaries.

3) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The FEMA floodplains will remain largely undisturbed and in common area, consistent with Policy 7, which encourages development practices that conserve and connect natural features and habitat. The rear of lots 80-85 are proposed to have fill in the 100-year and/or 500-year floodplains, but outside of the "no-fill line".

B. Maintaining existing trees along the external boundary of the development and providing a Type 'B' landscape screening along adjacent properties is consistent with Policy 2, to ensure that development is sensitive to existing community character.

C. Providing attached residential houses in an area that is predominantly detached houses is consistent with Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Planned Growth Area on the Growth Plan Map. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote 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. – The proposed development is consistent with the growth policy plan.

**Action:** Approved with Conditions **Meeting Date:** 11/13/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 116 attached residential lots, subject to 2 conditions.

**Date of Approval:** 11/13/2025

**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:**