

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 2-A-26-DP **Related File Number:** 2-SA-26-C
Application Filed: 12/23/2025 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Southeast side of Bradley Lake Ln, southeast of Amherst Rd
Other Parcel Info.:
Tax ID Number: 92 05305, 057 **Jurisdiction:** County
Size of Tract: 20.27 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protectio
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 0 BRADLEY LAKE LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential with conditions), <6 DU/AC, A (Agricultural), I (Industrial)
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: 2921 Bradley Lake Lane
No. of Lots Proposed: 81 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 81 detached residential lots, and reduction of the peripheral setback from 35 ft to 25 ft along the Bradley Lake Lane frontage as shown on the development plan, subject to 3 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance and the four zoning conditions.
2. Implementing reforestation of graded slopes and/or reducing the grading shown on the plan to comply with the recommended land disturbance of 11.25 acres, as shown in the slope analysis for the entire property. The Knox County Department of Engineering and Public Works will review and approve the timing for the tree planting installation during the design plan phase.
3. If the right-of-way dedication along Bradley Lake Lane is less than 25 ft from the road's centerline, as proposed on the concept plan, the peripheral setback will be increased in depth the same amount, provided, however, it shall not be required to exceed 35 ft.

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- The property is zoned PR(k) (Planned Residential) with a density of up to 6 du/ac, subject to 4 conditions:
1) Improving Bradley Lake Lane to current roadway standards from the access point of the future development on the subject property to the entrance of the Spring Lake Farms subdivision.
2) 35 ft landscape buffer Type 'C' along the existing residences.
3) Traffic impact study.
4) Bradley Lake Ln is to be expanded to 20 ft at the expense of the developer.

With the notes on the concept plan and the recommended conditions, this proposal meets the zoning conditions.

A. The applicant is proposing to subdivide this 19.54-acre tract into 81 lots with single family houses. The PR zoning allows consideration of up to 6 du/ac.
B. The proposed subdivision has a density of 4.1 du/ac. 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).
C. The applicant is requesting a reduction in the peripheral boundary along Bradley Lake Lane from 35 ft to 25 ft, as shown on the plan. The Planning Commission may reduce the setback to 15 ft along all property lines when a development is adjacent to A (Agricultural) or PR zones, which is the case here.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential) and is in the HP (Hillside Protection) area on the Future Land Use Map. Single family houses are considered a primary use in the SR place type. There are steep slopes along the northern portion of the property. The recommended land disturbance from the slope analysis is 11.25 acres. The plan is disturbing 13.9 acres. Staff are recommending a condition to disturb no more than 11.25 acres or reforest. This is consistent with Policy 7, which encourages development practices that conserve and connect natural features and habitat.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 2, ensuring that development is sensitive to existing community character.

The single family lots are similar to the single family lots in the area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville and Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development is consistent with the growth plan.

Action: Approved with Conditions **Meeting Date:** 2/12/2026

Details of Action:

Summary of Action: Approve the development plan for up to 81 detached residential lots, and reduction of the peripheral setback from 35 ft to 25 ft along the Bradley Lake Lane frontage as shown on the development plan, subject to 3 conditions.

Date of Approval: 2/12/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:**