CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 2-E-26-RZ **Related File Number:**

Application Filed: 12/29/2025 **Date of Revision:**

Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: South side of Asheville Hwy, east of Cash Rd

Other Parcel Info.:

Tax ID Number: 62 164, 165 (PARTIAL) **Jurisdiction:** County

Size of Tract: 3.7 acres

Accessibility: Access is via Asheville Highway, a median-divided, 4-lane major arterial with a right-of-way width that varies between 145-162 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:** up to 5 du/ac

Planning Sector: East County **Plan Designation:** RC (Rural Conservation), CMU (Corridor Mixed-use)

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area is predominantly large, undeveloped tracts of land, with some smaller single family developments mixed in. The commercial node at Asheville Highway and Andrew Johnson Highway is 1.25 miles east of the subject property, as is Carter Elementary School. There is a grocery store nearby to the west.

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

Street: 7920 ASHEVILLE HWY

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: Yes, it is an extension.

History of Zoning: In 2024, a portion of the subject property was part of a rezoning request from CA (General Business) and A (Agricultural) to PR (Planned Residential) up to 5 du/ac that was approved by the Planning Commission, but the subject property was excluded when the request was approved by County Commission (6-S-24-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with adopted plans and compatible with surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:
1. Since 2021, there have been three contiguous rezonings east of the subject property to the PR (Planned Residential) zone with densities ranging from 4.5 to 5 dwelling units per acre. This request to rezone a 3.7-acre parcel from CA (General Business) to PR up to 5 du/ac is consistent with rezoning trends in the vicinity.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The PR zone provides optional methods of development in response to environmental constraints on a property. It also prioritizes compatibility with adjacent zones.
2. The requested rezoning would be a minor extension of the same PR density from the east and would enable a cohesive residential development with adjoining property by the same owner. This is consistent with the intent of the PR zone.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:
1. There are no adverse impacts anticipated to occur with the proposed rezoning to the PR zone, as it aligns with surrounding zoning and planned development. Future development on the subject property will be subject to review by the Planning Commission, which provides an opportunity for public input.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The subject property has two place types in the Knox County Comprehensive Plan. The frontage is the CMU (Corridor Mixed Use) designation, and the rear half is the RC (Rural Conservation) designation. The intent of CMU is to provide for moderate-scale, walkable mixed-use development occurring along major corridors. These areas may incorporate office, retail, civic, residential, and community gathering spaces both vertically and horizontally and shall provide connectivity to nearby neighborhoods. The intent of RC is to conserve forested areas, ridges, wetlands, and other open space by minimizing land disturbance.
2. Rezoning from the CA zone to the PR zone reduces the mixed-use potential of the property, since the CA zone allows both residential and commercial uses, whereas the PR zone is almost exclusively residential. However, the CA zone is misaligned with the RC portion of the subject property because it can be too intensive for the conservation purpose of that place type. The PR zone is considered partially related to both place types, so this request would more closely align zoning with the Comprehensive Plan overall. It meets the criteria for a partially related zone by being compatible with adjacent zoning to the west.

3. The subject property is in the Urban Growth Boundary of the Growth Policy Plan, which is designed to encourage a reasonably compact pattern of development and offer a wide range of housing choices in coordination with infrastructure capacity. This rezoning is consistent with that growth designation.
4. The subject property is also in the East Knox Community Plan, where it is located within a Development Corridor designation. Development Corridors are considered to be appropriate areas for a more intense development pattern with regulations that encourage connectivity, mixed use, complete streets, and integrate the rural context of East Knox. The PR zone's requirement that plans be reviewed by the Planning Commission will support these principles being incorporated into future development.

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

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with adopted plans and compatible with surrounding development.

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: Knox County Commission

Date of Legislative Action: 5/11/2026 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Withdrawn **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**